

NOTICE OF INTRODUCTION

This Ordinance #1986 published herewith was introduced and passed upon first reading at the regular meeting of the Borough Council of the Borough of South Plainfield held on March 4, 2013. It will be further considered for final passage after a public hearing to be held on March 18, 2013, at the Municipal Building, 2480 Plainfield Avenue, South Plainfield, NJ at 7:00 p.m. or as soon thereafter as the matter may be heard, at which time and place any persons desire to be heard upon the same will be given an opportunity to be heard. Copies are available free of charge at the Municipal Clerk’s Office prior to the public hearing. This ordinance shall take effect immediately after final passage and publication according to law.

**LAND USE ORDINANCE #1986
AN ORDINANCE AMENDING LAND USE ORDINANCE 1311 SECTION 8 ENTITLED
“SCHEDULE OF REQUIRED FEES FOR ESCROW DEPOSITS”**

A. Variances.

- (1) Bulk variances under N.J.S.A. 40:55D-70c, not requiring site plan or subdivision approval: \$100.00
- (2) Variance under N.J.S.A. 40:55D-70d, not requiring site plan or subdivision approval (use, etc.):

One-Family or Two-Family Home: \$1,000

All others: \$2,500.00
- (3) Conditional use approval (fees shall be in addition to site plan approval): \$1,000.00

B. Site Plan Applications (Fees Shall be in Addition to any Required Variances).

(1) Residential site plan (involving dwelling units)

(a) Preliminary approval:

<i>Number of Units</i>	<i>Fee</i>
1 to 9	\$ 2,500.00
10 to 25	4,000.00
26 to 50	5,000.00
51 to 100	7,000.00
101 to 250	8,500.00
251 to 500	11,000.00
Over 500	13,000.00

(b) Final approval: twenty (20) percent of preliminary approval escrow fee or a minimum of one thousand (\$1,000.00) dollars whichever is greater.

(2) Nonresidential Site Plan (Not Involving Dwelling Units).

(a) Preliminary approval with principal buildings over one thousand (1,000) square feet of gross floor area:

<i>Gross Floor Area (square feet)</i>	<i>Fee</i>
1,001 to 2,500	\$ 2,000.00
2,501 to 5,000	3,000.00

5,001 to 10,000	5,000.00
10,001 to 15,000	7,000.00
15,001 to 20,000	9,000.00
20,001 to 25,000	11,500.00
25,001 to 100,000	14,000.00
Over 100,000	16,000.00

- (b) Preliminary approval without principal buildings over one thousand (1,000) square feet gross floor area:

<i>Lot Area</i>	<i>Fee</i>
Up to an acre	\$2,000.00
1 to 5	3,000.00
5 to 10	4,500.00
Over 10	5,500.00

- (c) Final approval: twenty (20%) percent of preliminary approval escrow fee or a minimum of one thousand (\$1,000.00) dollars, whichever is greater.

- (d) Minor site plan: one thousand (\$1,000.00) dollars.

C. Subdivision Applications (Fees Shall be in Addition to any Required Variances).

(1) Subdivision (two lots):	\$ 500.00
(2) Preliminary subdivisions:	
Preliminary approval of 3-10 lots	2,500.00
Preliminary approval of 11-25 lots	3,500.00
Preliminary approval of 26-50 lots	4,500.00
Preliminary approval of 51-100 lots	7,000.00
Preliminary approval of 101-250 lots	9,000.00
Preliminary approval of 251-500 lots	11,000.00
Preliminary approval of over 500 lots	13,000.00
(3) Final subdivisions:	
Final approval of 3-25 lots	1,500.00
Final approval of 26-100 lots	2,500.00
Final approval of 101-500 lots	3,500.00
Final approval of over 500 lots	4,500.00

D. Planned Unit Development. Fees shall be as for a simultaneous major site plan and major subdivision application, with fees for residential and nonresidential development computed separately and thereafter cumulatively upon the applicant.

E. Concept Plan Applications.

