

**ORDINANCE NO. 2142**  
**AN ORDINANCE AMENDING ORDINANCE 1952 THAT AMENDS ARTICLE X**  
**TITLED “FEES” OF THE DEVELOPMENT REVIEW ORDINANCE**  
**OF THE BOROUGH OF SOUTH PLAINFIELD,**  
**COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

**NOW THEREFORE BE IT ORDAINED** by the Governing Body of the Borough of South Plainfield that the following be and is hereby amended:

**Article X of the Development Review Ordinance entitled: Fees**

**1000. Development Review Fees**

The developer shall, at the time of application, pay the following non-refundable fee to the Borough of South Plainfield by cash, certified check or bank money order. Proposals involving more than one use shall pay a fee equaling the sum of the fees for component elements of the plat. Proposals requiring a combination of approvals such as subdivision, site plan and or a variance shall pay a fee equal to the sum of the fee for each element.

a. Minor Subdivision \$250 per lot

b. Major Subdivision

1. Sketch Plat \$500
2. Preliminary Plat \$200 per lot
3. Final Plat \$200 per lot
4. Resubmission of any revised plan 1/3 of original submission fee

c. Site Plans

1. Preliminary Approval \$250 base fee plus \$.02 per square foot of site area being disturbed subject to \$500 minimum fee and \$7,500 maximum fee.
2. Final Approval \$100 base fee plus \$.004 per square foot of site area being disturbed subject to \$200 minimum fee and \$2,500 maximum fee.
3. Amended Site Plan (not to exceed 20% of original site plan) \$250.00 base fee plus \$.02 per square foot of site area being changed subject to \$500 minimum fee and \$7,500 maximum fee.
4. Conceptual Site Plan \$200
5. Resubmission of Revised Plan-1/3 of original submission fee

d. Minor Site Plan \$150

e. Variances

1. Hear and Decide Appeals: Single family \$100 All Others \$250
2. Interpretation of Zoning regulations or Map or Decision upon Other special

Question: Single family \$100 All Others \$250

3. Hardship (Bulk) per variance: \$50 Single Family \$75 All Others

4. Use Variance: \$250 Single family \$350 All others

5. Building permit in conflict with Official Map or building permit for lot not related to a street: \$250

f. Conditional Uses: \$500

g. Informal submissions, Revisions or Site Plan Committee meetings: \$100 per hearing

h. Other matters not otherwise specified: \$100

i. Inspection Fees for all Inspections through the release of the performance Guarantee: 10% of performance guarantee

j. Inspection for release of Maintenance Guarantee: \$250

k. Public Hearing-list of property owners within 200 feet: \$.25 per name or \$10.00 whichever is greater

l. Publication of all public Notices, per application: \$50.00

m. Minutes per meeting, per page: \$.75 (1-10) \$.50 (11-20) \$.25 (21- rest)

n. Zoning Ordinance: \$50

o. Development review Ordinance: \$35

p. Court Stenographer: \$500 deposit

q. Special Meetings of Planning or Zoning Board at Boards discretion: \$2,500

r. Tree Removal & Site Clearing Permit: \$100 per acre or portion thereof rounded up

s. Master Plan: \$50

t. Zoning Permit: Residential \$50 Commercial \$100

u. Subdivision Certification: \$50

v. Zoning Verification Letter: \$35

**1001. Fee Waivers.** The Borough may waive municipal fees for, or attributable to, all Low and Moderate Income Housing units developed pursuant to this ordinance including fees for site plan review but not including fees for services contracted to third parties as of this date and State and County fees.

**1002. Escrow Fees.** See Ordinance 1099

All other provisions of the Development Review Ordinance shall remain in full force and effect.

This ordinance will become effective immediately upon publication in accordance with the law.