

ORDINANCE NO. 2013-01

**TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER**

**AN ORDINANCE TO AMEND CHAPTER
XX, SECTION 32 OF THE REVISED
GENERAL ORDINANCES OF THE
TOWNSHIP OF EAST WINDSOR FOR THE
PURPOSES OF AMENDING ESCROW
DEPOSITS AND APPLICATION FEES.**

BE IT ORDAINED by the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey that the Revised General Ordinances of the Township of East Windsor is hereby amended as follows [deleted language is indicated by strikethrough, new language by underlining]:

Section 1. Chapter XX Zoning, Section 32 Escrow Deposits, Application Fees, and Inspection Fees, Subsection b Amount of Fees and Escrow Deposits Due is hereby amended as follows:

b. AMOUNT OF FEES AND ESCROW DEPOSITS DUE. Each applicant shall, ~~prior to its application being deemed complete~~ no later than ten days after submitting an application, submit to the township treasurer in cash or by certified check or money order the following sums as application fees and escrow deposits together with a fully executed escrow agreement in the form provided by the township*. Completeness review shall not commence until the application fees and escrow deposit have been paid. Where one application for development includes more than one approval request, the sum of the individual required fees shall be paid.

***Editor's Note:** The Escrow-Agreement Form, referred to herein, may be found at the end of this section.

1. Residential Site Plan and Subdivision Fees.

	<i>Application Fees</i>	<i>Escrow to be Deposited</i>
(a) Sketch Plat	\$250.00	0-20 lots/units: \$100.00 <u>\$150.00</u> per lot or unit 21+ lots/units: \$2,000.00 <u>\$3,000.00</u> plus \$50.00 <u>\$100.00</u> per lot/unit in excess of 20.
(b) Minor Subdivision	\$250.00	\$300.00 plus \$200.00 per lot: <u>\$3,000.00</u>
(c) Site Plan and/or Major Subdivision:		
Preliminary:		
0- 20 <u>10</u> units or lots	\$250.00	\$1,000.00 + \$100.00 per lot or unit
21 <u>11-50</u> <u>20</u> units or lots	\$375.00	\$2,000.00 + \$75.00 <u>\$600.00</u> per lot or unit
51 <u>21</u> or more units or lots	\$500.00	\$5,000.00 + \$50.00 <u>\$400.00</u> per lot or unit <u>for each remaining lot or unit</u>

Final:

0- 20 <u>10</u> units or lots	\$150.00	\$200.00 + \$75.00 <u>\$500.00</u> per lot or unit
21-11-50 <u>20</u> units or lots	\$150.00 <u>\$250.00</u>	\$300.00 + \$50.00 <u>\$300.00</u> per lot or unit
51 <u>21</u> or more units or lots	\$150.00 <u>\$375.00</u>	\$1,000.00 + \$40.00 <u>\$200.00</u> per <u>remaining</u> lot or unit

2. Commercial/Industrial Development Application Not Involving New Buildings, Fees and Escrows:

0-3 Lots	\$250.00	\$1,000.00
4 or more Lots	\$250.00	\$2,000.00 + \$250.00 <u>\$600.00</u> per lot

3. Commercial/Industrial Development Application Involving New Buildings, Fees and Escrows:

Preliminary:

Total Floor Plan		
0-1,999 square feet	\$250.00	\$2,500.00 <u>\$4,000.00</u>
2,000 – 19,999 square feet	\$250.00 <u>\$375.00</u>	\$2,000.00 <u>\$5,000.00</u> + \$150.00 <u>\$500.00</u> per each 1,000 square feet of gross floor area
20,000 + square feet	\$250.00 <u>\$500.00</u>	\$4,500.00 <u>\$6,000.00</u> + \$50.00 <u>\$400.00</u> per each 1,000 square feet above 20,000 feet of gross floor area.

Final:

Total Floor Plan		
0-1,999 square feet	\$150.00	\$1,500.00 <u>\$2,000.00</u>
2,000-20,000 square feet	\$150.00 <u>\$250.00</u>	\$2,500.00 + \$250.00 per <u>1,000 square feet of gross floor area</u>
20,000 + square feet	\$150.00 <u>\$375.00</u>	\$1,500.00 <u>\$3,000.00</u> plus \$0.12 <u>\$200.00</u> per <u>each 1,000 square feet above 20,000 sq. ft. of gross floor area</u>

4. Other Submissions:

	<i>Application Fees</i>	<i>Escrow to be Posted</i>
(a) Conditional use approval	\$250.00	\$750.00 <u>\$2,000.00</u>
(b) Appeals under 40:55D-70a	\$250.00	\$500.00 <u>\$1,000.00</u>
(c) Interpretation or special questions under 40:55D-70b	\$250.00	\$500.00 <u>\$1,000.00</u>
(d) Hardship variances for more than one residential unit or other type of use under 40:55D-70c	\$250.00	\$750.00 <u>\$1,000.00</u>
Hardship variances for one residential unit	\$100.00	\$100.00 <u>\$500.00</u>

(e) Use variances under 40:55D-70d	\$250.00	\$1,000.00 <u>\$2,500.00</u>
(f) Permits under 40:55D-34 and 36	\$250.00	\$250.00 <u>\$1,000.00</u>
(g) Modifications of previously approved plans without changes to MIC or FAR	\$250.00	\$250.00 <u>\$1,500.00</u>
(h) All other modifications of previously approved plans	\$375.00	\$500.00 <u>One half of original deposit</u>
(i) Re-submittal of an application for preliminary or final major sub-division or site plan approval where applicant has submitted an application deemed incomplete	\$125.00	No additional escrow
(j) Soil erosion and sedimentation control plan certification	\$100.00 for the first core or portion thereof, plus \$10.00 per acre for every additional acre up to and including 20 acres, plus \$5.00 per acre for acreage over 20 acres	None
(k) List of persons within 200 feet	\$10.00 or \$0.25 per name, which-ever is greater	None
(l) Subdivision certificate of approval	\$10.00	None
(m) Historic preservation commission		
Additions/alterations	\$25.00	\$100.00
New construction/relocations/demolitions	\$100.00	\$250.00

5. Amended

Submissions:

Revised or amended plans or submissions in all categories	\$25.00 <u>\$150.00</u>	An amount not to exceed 50% of the original escrow requirement as determined by the designated agent of the board of jurisdiction.
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6. Informal pre-application fee for meetings with town-ship contract professionals, except minor subdivision or hard-ship variance for a single family detached residential unit. None \$1,000.00

Section 2. SEVERABILITY

If any section, subsection or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this Ordinance.

Section 3. REPEAL

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 4. EFFECTIVE DATE

This ordinance shall take effect after the publication of final adoption, as provide by law.

ATTEST:

KATHIE SENIOR
Acting Municipal Clerk

JANICE S. MIRONOV
Mayor

Adopted: February 19, 2013