

**TOWNSHIP OF MANSFIELD
COUNTY OF BURLINGTON**

ORDINANCE 2012-4

**AN ORDINANCE TO AMEND THE CODE OF
THE TOWNSHIP OF MANSFIELD BY DELETING AND
REPEALING CHAPTER A70 THEREOF, “LAND USE FEES” THEREOF
AND REPLACING IT WITH A NEW CHAPTER A70, TO BE ENTITLED
“LAND USE FEES”**

BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey as follows:

WHEREAS, the Township Committee has determined that it is in the best interests of the Township, given the circumstances surrounding the ordinance, to increase the zoning application fees, and

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Township Committee for the Township of Mansfield, in the County of Burlington and State of New Jersey, as follows:

The Code of the Township of Mansfield is hereby amended by deleting and repealing Chapter A70, Land Use Fees

The Code of the Township of Mansfield is hereby amended by adding thereto a new chapter, to replace Chapter A70 hereinabove repealed, to be Chapter A70, Land Use Fees, to read as follows:

Chapter A70-1- “Schedule of fees for land use and development applications.
Fees for land use and development applications shall be charged in accordance with the following schedule:

A. Informal review of concept plan.

<u>SERVICE</u>	<u>FEE</u>
Application Fee	\$ 200.00
Escrow for professional services	
Residential	
*5 acres or less	\$ 1,000.00
*6 acres to 50 acres	\$ 50.00
*Over 50 acres	\$ 40.00
Commercial/Industrial	
*5 acres or less	\$ 2,000.00
*6 acres to 20 acres	50.00
* 21 to 50 acres	60.00
*Over 50 acres	40.00

B. Minor Site Plan/Subdivision review.

Application fee	\$ 200.00
Escrow for Professional services	\$ 1,500.00
Inspection escrow, if required (the greater of \$500.00 or 5% of the cost of improvements.	

C. Site Plan Waiver.

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 200.00
Escrow for Professional services	\$ 1,000.00

D. Major Site Plan review.

(1) Preliminary approval.

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 300.00
Escrow for Professional Services	
*1 acre or less	\$ 2,000.00
*Over 1 acre	\$5,000.00, plus \$100.00 per acre

Commercial.

* 1 to 10,000 square feet/gross floor area	\$ 1,000.00
*Over 10,000 square feet/gross floor area	\$1,000.00, plus \$0.05 per Building sq. ft of gross floor Area above 10,000 sq. feet
* Inspection Escrow	The greater of \$500 or 5% of the cost of improvements.

(2) **Final Approval.**

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 200.00
Escrow For Professional Services	
*1 acre or less	\$ 1,500.00
*Over 1 acre	\$2,500.00, plus \$100.00 an acre
*Inspection escrow	The greater of \$500.00 or 5% of the cost of the improvement

E. Major Residential Subdivision Review

(1) **Preliminary approval.**

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 300.00
Escrow For Professional Services	\$4,000.00, plus \$150.00 per lot

(2) **Final Approval.**

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 200.00
* Escrow for Professional Services	\$2,000.00, plus \$100.00 per lot
*Inspection escrow	The greater of \$500.00 or 5% of the cost of improvements.

F. Industrial subdivision review.

(1) Preliminary approval.

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 300.00
Escrow for Professional Services	\$3,000.00, plus \$150.00 per acre

Inspection escrow must be provided prior To construction, whenever construction Takes place
Amount to be estimated by Planning Board Engineer

(2) **Final approval.**

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 200.00
*Escrow for Professional Services	\$2,500.00, plus \$100.00 per acre

*Inspection escrow
The greater of \$500.00 or 5% of the Cost of improvements.

G. Conditional Use Permit.

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 200.00
Escrow for Professional Services	\$ 1,500.00

H. Multifamily housing project site plans.

(1) Preliminary approval.

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 300.00
Escrow for Professional Services	\$5,000.00, plus \$50.00 per unit

(2) **Final approval.**

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 200.00
Escrow for Professional Services	\$3,000.00, plus \$50.00 per unit

Inspection escrow
The greater of \$500.00 or 5% of the Cost of the improvements.

I. Mixed use development review

(1) **Preliminary approval.**

- (a) Fees shall be as set forth in Subsections A through H herein based upon the various uses or categories of development included in the mixed use development plan submitted for review.
- (b) A mixed use plan shall be broken down into acres, lots, or units in accordance with the fee schedule for each use and shall be subject to payment of fees for each of the various uses or categories of development included in the mixed use development plan submitted for review.

(2) **Final approval:** as set forth for preliminary approval.

J. General development plan review.

- (1) Fees shall be as set forth in Subsections A through H herein based upon the various uses or categories of development included in the general development plan submitted for review.
- (2) A general development plan shall be broken down into acres, lots or units in accordance with the fee schedule for each use and shall be subject to payment of fees for each of the various uses or categories of development included in the general development plan submitted for review.

K. Review of application rezoning.

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 500.00
Escrow for Professional Services	
*Residential	\$1,000.00, plus \$200 per acre
*Commercial/Industrial	\$1,000.00, plus \$200 per acre

L. Variances.

- (1) Bulk and Area variance review.

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 200.00
Escrow for Professional Services	\$ 2,500.00

- (2) Use Variance review.

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 200.00
Escrow for Professional Services	\$ 3,500.00

- (3) Variances for sidewalks, patios and sheds

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 75.00
Escrow for Professional Services	\$ 400.00

M. Application involving any aspect of common ownership.

Additional legal review fee escrow	\$ 500.00
------------------------------------	-----------

- N. Application for amendments to previously approved applications for development will require an escrow deposit in an amount equal to 65% of the original deposits applicable to said application.

O. Appeal of the Board's decision to Governing Body.

<u>SERVICE</u>	<u>FEE</u>
* Filing fee	\$ 100.00
*Stenographic transcript	\$ 150.00 deposit or estimate, whichever is less

P. Requests for extensions of approvals.

- (1) Requests for extensions of preliminary approval: an application fee of \$300.00
- (2) Requests for extensions of final approval: an application fee of \$300.00

Q. Request for special meetings: \$250.00. Any applicant requesting a special meeting of the governing body, Planning Board or Zoning Board of Adjustment shall pay professional fees incurred by such special meeting to whatever extent the same are not included in and Paid by escrow fees already charged.

R. Appeal of administrative officer’s decision under §27-31.

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 100.00
Escrow for Professional Services	\$ 300.00

S. Any matter brought before the Planning Board, Zoning Board of Adjustment or the Township Committee for which no other application fee or escrow deposit is specifically established.

<u>SERVICE</u>	<u>FEE</u>
Application fee	\$ 200.00
Escrow for Professional Services	\$ 300.00

T. Professional review fees.

- (1) If the salary, staff support and overhead for a professional are provided by the municipality, the charge shall not exceed 200% of the sum of the products resulting from multiplying the hourly base salary of each of the professionals by the number of hours spent by the respective professional on review of the application for development or developer’s improvements, as the case may be.
- (2) Fees for attorney, consulting engineers and other independent contractors shall be at the same rate as these professionals bill the municipality, in accordance with each profession’s rate schedule for the current year.
- (3) Rate schedules for all professionals, including any employed full-time by the municipality, shall be kept on file in the office of the Municipal Clerk and will be made available to any application upon request.
- (4) Nothing herein shall in any way affect the escrow requirement set forth in this chapter, but professional fees charged against said escrows for reviews, objections and other relevant professional services rendered pursuant to an in accordance with the Municipal Land Use Law

U. Zoning permit application fee. A fee of \$35.00 is hereby established for zoning permit applications.

V. Tax Map maintenance. Whenever the Official Tax Map of the Township of Mansfield is required to be altered amended or updated as a result of an application for development, the applicant shall, in addition to any other fees due under this chapter, pay a fee of \$400.00 per new lot for such alteration, amendment or updating.

REPEALER, SEVERABILITY AND EFFECTIVE DATE.

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

Introduced: February 22, 2012

Adopted: March 28, 2012