

ORDINANCE 2013-18
BOROUGH OF ALPHA
AN ORDINANCE TO AMEND CHAPTER 57 - LAND USE PROCEDURES OF
THE CODE OF THE BOROUGH OF ALPHA
BY REVISION OF ARTICLE IV Application and Review Procedures,
SECTION 57-13. FEES AND ESCROW DEPOSITS.

BE IT ORDAINED by the Borough Council of the Borough of Alpha that **Chapter 57 Land Use Procedures** of the Code of the Borough of Alpha, particularly **Article IV Application and Review Procedures, Section 57-13. Fees and escrow deposits**, shall be amended to the end that the following revisions shall be made thereto:

Section 1. Section 57-13A.(1) *Site plan review* shall be amended to provide as follows:

- (a) Minor Site Plan: \$300.00
- (b) Preliminary Site Plan: \$750.00
- (c) Final Site Plan: \$500.00
- (d) As-built Site Plan: \$500.00
- (e) Site Plan Resubmission: \$350.00
- (f) Property Owner's List: \$10.00
- (g) Extension of Preliminary Approval: \$500.00
- (h) Application for Site Plan Waiver: \$500.00

Section 2. Section 57-13A.(2) *Subdivision* shall be amended to provide as follows:

- (a) [1] Lot line adjustment not creating an additional building lot: \$300.00
[2] Minor subdivision creating one or more new lots: \$400.00
- (b) [1] Sketch plat for major subdivision: \$500.00
[2] Preliminary plat for major subdivision:
 - [a] Less than 10 lots: \$750.00 plus \$25.00/lot
 - [b] Ten lots or more: \$1,500.00 plus \$25.00/lot[3] Final plat for major subdivision:
 - [a] Less than 10 lots: \$750.00 plus \$25.00/lot
 - [b] Ten lots or more: \$1,000.00 plus \$25.00/lot[4] Resubmission: \$750.00
[5] Property Owner's List: \$10.00
[6] Extension of preliminary approval: \$1,000.00 plus \$25.00/lot

Section 3. Section 57-13A.(3) *Zoning fees* shall be amended as follows:

- (a) Zoning appeal: \$350.00
- (b) Conditional use permit: \$350.00
- (c) Zoning ordinance/Zoning Map interpretation: \$350.00
- (d) Bulk variance: \$350.00
- (e) Use variance: \$750.00
- (f) All other categories of Board of Adjustment applications: \$500.00
- (g) Extension of variance approval: \$300.00

Section 4. Section 57-13B. Escrow Deposits shall be amended to provide as follows:

(3) Required deposits.

(a) Site plan review

[1] Minor site plan: \$1,000.00

[2] Preliminary site plan:

[a] Light Industry/Warehouse: \$4,000.00 plus \$200/1,000 SF (\$0.25 per square foot).

[b] Retail/Office: \$4,000.00 plus \$200/1,000 SF (\$0.50 per square foot).

[c] Multifamily: \$2,500.00 plus \$250 per unit.

[d] Others: \$4,000.00 plus \$200/1,000 SF or \$250/unit

(b) Minor Subdivision

[1] Lot line adjustment (no new building lots): \$1,500.00

[2] Minor subdivision (1 or more new lots): \$1,500.00

(c) Major Subdivision

[1] Sketch plat for major subdivision: \$1,000.00 plus \$250/lot

[2] Preliminary plat for major subdivision: \$4,000.00 plus \$250/lot

[3] Final plat for major subdivision: \$2,500.00 plus \$250/lot

(d) Zoning variances:

[1] An application seeking relief pursuant to N.J.S.A. 40:55D-70(a.), i.e., appeal of the Zoning Officer's decision, a review escrow deposit fee of \$750.00 shall be paid.

[2] An application seeking relief pursuant to N.J.S.A. 40:55D-70(b.), i.e., interpretation of Zoning Map, Zoning Ordinance or decision upon *special questions*, a review of escrow deposit fee of \$750.00 shall be paid.

[3] An application seeking relief pursuant to N.J.S.A. 40:55D-70(c.), i.e., *bulk* or *hardship* variance:

(a) for an improved residentially zoned lot, a review deposit fee of \$500.00 shall be paid.

(b) for an unimproved residentially zoned lot, a review deposit fee of \$1,000.00 shall be paid.

(c) for a commercially zoned lot, whether improved or unimproved, a review deposit fee of \$1,500.00 shall be paid.

(d) for an industrial zoned lot, whether improved or unimproved, a review deposit fee of \$1,500.00 shall be paid.

[4] A use variance, expansion of a nonconforming use, conditional use deviation, floor area ratio increase, permitted density increase, exceeding the permitted height of a principal structure by 10 'feet or 10 percent, a review deposit fee of \$1,500.00 shall be paid.

[5] Extension of variance approval: \$1,000.00

Section 5. Convening of a special meeting of the Land Use Board at the request of an application: \$1,500.00

PUBLIC NOTICE is hereby given that the above-entitled Ordinance was introduced and passed at first reading at a meeting of the Borough Council of the Borough of Alpha held on October 22, 2013 at the Alpha Volunteer Fire House, 1109 Lee Avenue, Alpha, New Jersey. A public hearing regarding same will be held at a meeting beginning at 7:00 p.m. on November 12, 2013 at the Municipal Building, 1001 East Boulevard, Alpha, New Jersey at which time all persons interested both for and against said ordinance shall be given an opportunity to be heard concerning same.

Laurie Barton, RMC

CERTIFICATION

I, Laurie Barton, Clerk of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Common Council at a meeting of said Common Council on 11-12-13 and that said Ordinance was adopted by not less than the legal vote needed of the members of the Council.

Laurie A. Barton, RMC

Witness my hand and seal of the Borough of Alpha

This ____ day of _____, 2013