

**TOWNSHIP OF CHESTERFIELD
ORDINANCE 2024-22**

**AN ORDINANCE TO AMEND CHAPTER 110-130 OF THE CODE OF THE
TOWNSHIP OF CHESTERFIELD, ENTITLED: "LAND DEVELOPMENT" TO
AMEND AND UPDATE FEES**

WHEREAS, Chapter 110 of the Code of the Township of Chesterfield governs "Fees";
and

WHEREAS, following review and recommendation from the Administration and Professional Staff, the Township Committee desires to amend the Code to update the fees under section 130 governing "Land Development" in order to be more consistent with neighboring municipalities and avoid insufficient posting of fees.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey, as follows:

ARTICLE I.

The Code of the Township of Chesterfield, at Chapter 110 governing "Fees" is hereby amended at subsection "130" as follows:

§110-130. Land Development.

The following shall be the required submission fees and escrow sums to be deposited at the time a formal application for development or other relief under Chapter 130 is filed:

A. Informal discussions.

- (1) Application filing fee: ~~\$50~~ 200.
- (2) Escrow fee: ~~\$500~~ 1,000.

B. Minor subdivision.

- (1) Application fee: ~~\$150~~ 200.
- (2) Escrow fee: \$1,000 per lot.

C. Minor Site Plan.

- (1) Application fee: ~~\$150~~ 200.
- (2) Escrow fee: \$400 per acre with a minimum deposit of ~~\$1,000~~ 2,000.

D. Preliminary major subdivision.

- (1) Application fee: \$300.
- (2) Escrow fee: \$500 per lot with a minimum deposit of \$2,000.

E. Preliminary major site plan.

- (1) Application fee: \$300.
- (2) Escrow fee: \$500 per acre with a minimum deposit of ~~\$1,000~~ 4,000.

F. Final Major Subdivision.

- (1) Application fee: ~~\$200~~ 300.
- (2) Escrow fee: \$100 per lot with a minimum deposit of ~~\$300~~ 2,000.

G. Final major site plan.

- (1) Application fee: ~~\$200~~ 300.
- (2) Escrow fee: \$500 per acre with a minimum deposit of ~~\$2,000~~ 4,000.

H. Request for extension of preliminary or final site plan or subdivision approvals.

- (1) Application fee: ~~\$100~~ 200.
- (2) Escrow fee: ~~\$500~~ 750.

I. Request for reapproval of site plan or subdivision.

- (1) Application fee: ~~50% of~~ Same as original fee.
- (2) Escrow fee: 50% of original fee.

J. Use variance.

Type of Variance	Filing Fee	Escrow Fee
Residential	\$75 <u>350</u> (1 to 10 residential units)	\$1,500 per unit
Business <u>Commercial</u>	\$350	\$2,500 first acre; \$200 each additional acre
Industrial	\$350	\$2,500 first acre; \$200 each additional acre

K. Bulk variance.

Application fee (only if bulk variance is sole purpose of application): \$100

Escrow Fee:

- (1) Alternate track: ~~\$350~~450.
- (2) Residential: \$750.
- (3) ~~Business~~Commercial: \$1,500.
- (4) Industrial: \$2,000.

L. Appeals.

- (1) Application fees: ~~\$150~~200.
- (2) Escrow fees: \$500.

M. Performance escrow.

- (1) Five percent of the cost of improvements as calculated by the Approving Authority's engineer.
- (2) The above shall be posted prior to construction of an on-site or off-site improvement.

N. Revised site plan or subdivision.

- (1) The applicant will be required for each refiling of plans not requiring a new application to post an additional sum equal to 1/4 of the escrow fee normally established for the proposal as set forth above.

O. Conditional use.

- (1) Application fees: ~~\$150~~200.
- (2) Escrow fees: \$300 per acre with a minimum deposit of ~~\$1,000~~2,500.

P. Rezoning request and miscellaneous.

(1) Rezoning Request.

- (a) Application fees: ~~\$100~~200.
- (b) Escrow fees: ~~\$2,000~~2,500.

(2) Any other matter brought before the Board for which no other application or escrow fee is otherwise established.

- (a) Application fees: \$200.
- (b) Escrow fees: \$500.

Q. Transfer development rights. Fee schedule for Transfer of Development Rights Ordinance:

- (1) Application fees for all applications under the TDR Ordinance: ~~\$100~~200.
- (2) Escrow fees: At the time of application, the applicant shall deposit an escrow fee in the amount of ~~\$500~~750 per enrollment, regardless of the number of credits enrolled in the deed of enrollment.
- (3) All fees are cumulative.

R. Architectural review fees. The following fees shall be paid in addition to applicable construction code fees at the time of application for a building permit for the construction of houses in Old York Village to determine that the exterior elevations and materials have been approved by the Planning Board and the proposed application meets the “anti-look-alike” standards of Chapter 130: \$60 per building. The following fees shall be paid for architectural review attendant to a zoning permit application: \$100.

S. Recreation fee. New development: \$ 3,300 per unit.

T. Application for a zoning permit: \$50.

U. Fence construction within easements:

- (1) Landscape buffer easements:
 - (a) Permit fee: \$50.
 - (b) Escrow: \$250.
- (2) Water and sewer utility easements:
 - (a) Permit fee: \$50.
 - (b) Escrow: \$400.
- (3) Underdrain and roof collector easements:
 - (a) Permit fee: \$50.
 - (b) Escrow: \$450.
- (4) Storm drainage easements:
 - (a) Permit fee: \$50.
 - (b) Escrow: \$450.

ARTICLE II. 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.

CHESTERFIELD TOWNSHIP COMMITTEE

Introduced: October 10, 2024

Adopted:

RECORD OF VOTE 2024-21													
INTRODUCTION							ADOPTION						
TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC	TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC
B. Blazic	X						B. Blazic						
S. Dhopte	X					X	S. Dhopte						
R. Hughes				X			R. Hughes						
D. Koetas-Dale	X				X		D. Koetas-Dale						
M. Litt	X						M. Litt						
X – Indicates Vote NV – Not Voting AB – Absent ORD – Motion SEC - Seconded													