

TOWNSHIP OF HARDYSTON
ORDINANCE #2011-14

AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY AMENDING CERTAIN PORTIONS OF CHAPTER 88, FEES, OF THE REVISED GENERAL ORDINANCES TO INCLUDE FEES FOR RESUBMISSIONS, REAPPROVALS AND AMENDMENTS TO SITE PLANS AND GENERAL DEVELOPMENT PLANS, AND AMENDING THE REQUIREMENTS FOR MINIMUM ESCROW DEPOSITS

BE IT ORDAINED by the Municipal Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

SECTION 1. Chapter 88, Fees Section 88-3, Land Use Fees, Subsection A. (3) of the aforesaid Revised General Ordinances is hereby amended to read as follows:

(3) Site plans - application fees.

- (a) Preliminary site plan application: \$200 base fee plus \$10 per 100 square feet of proposed building space plus \$0.50 per 1,000 square feet of disturbed land area (including areas to be re-vegetated.).
- (b) Final site plan application: 50% of preliminary site plan application fee.
- (c) *Resubmission, re-approval or substantial amendment to prior approval: \$2.50 per 100 square feet of the proposed total building space if any changes are proposed to buildings plus \$0.25 per 1,000 square feet of the land area to be disturbed based on the amendment (including areas to be re-vegetated.) Minimum application fee shall be \$500.00*
- (d) Minor Site Plans: \$100.00

SECTION 2. Chapter 88, Fees, Section 88-3, Land Use Fees, Subsection H. (1) (d) of the aforesaid Revised General Ordinances is hereby amended to read as follows:

- (d) Escrow amounts for land disturbance. The escrow funds for review of applications involving land disturbance, but not site improvements or review of conceptual plans, shall be calculated as follows:

Area of Land Disturbance	Escrow Fund
Over 5,000 square feet	0.1 x area of disturbance
Concept Plan Review	\$500

(e) Minimum escrow deposits for land-use applications shall be as follows:
follows:

		Minimum Escrow Deposit
Subdivision:		
Initial subdivision	Minor	\$1,000
	Preliminary	\$1,500
	Final	\$1,000
Amendment	Minor	\$500
	Preliminary	\$750
	Final	\$500
Site plan:		
Initial subdivision	Minor	\$1,000
	Preliminary	\$1,500
	Final	\$1,000
Amendment	Minor	\$500
	Preliminary	\$750
	Final	\$500
Conditional Use:		
Only		\$750
As part of another application		\$200
Variance:		
Only a, b, c, 35/36		\$700
As part of another application		\$200
Only "d" variance		

10 acres or less	\$1,000
More than 10 acres	\$1,500
As part of another application	
10 acres or less	\$250
More than 10 acres	\$400

SECTION 3. Chapter 88, Fees, Section 88-3, Land Use Fees, Subsection (N) of the aforesaid Revised General Ordinances is hereby amended to read as follows:

N. Application fee for General Development Plan and/or Master Plan/preliminary approval for planned developments.

(1) Fee shall be the total of the following:

- (a) Five dollars per acre of total project area.
- (b) Ten dollars per proposed residential unit.
- (c) Ten dollars per room for hotel or conference center development.
- (d) Five dollars per 100 square feet of nonresidential buildings, excluding hotels and conference centers.

(2) *Fee for Amendments to the General Development Plan and/or Master Plan/preliminary approval for a planned development shall be the total of the following:*

- (a) *Two dollars and Fifty cents per acre of the additional area which would be disturbed based on the amendment.*
- (b) *Five dollars for each residential unit in any residential or multi-use building being added, modified or eliminated from the approved plan*
- (c) *Five dollars per room for hotels and conference center added, modified or eliminated from the approved plan.*
- (d) *Two dollars and Fifty cents per 100 square feet of non-residential building or non-residential portion of a multi-use building being added modified or eliminated excluding hotels and conference centers.*

SECTION 4. All ordinances of the Township of Hardyston which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

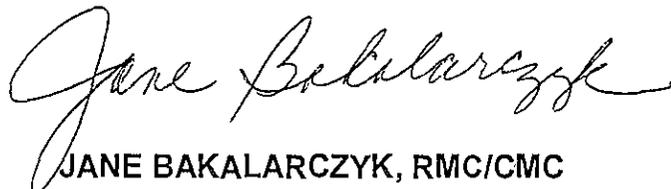
SECTION 6. This Ordinance may be renumbered for purposes of codification.

SECTION 7. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

NOTICE

PLEASE TAKE NOTICE that notice is hereby given that the above ordinance was introduced and passed at the regular meeting of the Hardyston Township Council held at the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey, on September 20, 2011. The same came up for final adoption at a meeting of the Township Council of the Township of Hardyston held on October 4, 2011, and after all persons present were given the opportunity to be heard concerning the same, it was finally passed, adopted and will be in full force and effect in the Township according to law.

**BY ORDER OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
HARDYSTON.**


**JANE BAKALARCZYK, RMC/CMC
TOWNSHIP CLERK**

