

**TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

ORDINANCE # 08-13-23

**AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX
COUNTY, NEW JERSEY, AMENDING CHAPTER 76, “DEVELOPMENT
FEES,” OF THE CODE OF THE TOWNSHIP OF CRANBURY BY
REVISING VARIOUS APPLICATION AND ESCROW FEES.**

BE IT ORDAINED by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey, as follows:

1. Sections 76-2 through 76-7 revised. Sections 76-2, 76-3, 76-4, 76-5, 76-6, and 76-7 of Article I, “Miscellaneous Fees” in Chapter 76, “Development Fees,” of the Code of the Township of Cranbury (“Code”) are hereby amended as follows:

§ 76-2. Fees required upon submission of application for development.

The application fees as set forth in §§ 76-3 through 76-6 hereof shall be applied to cover direct administrative expenses and other incidental expenses connected with processing and checking all of the materials of the application. Application fees are nonrefundable.

§ 76-3. Subdivision fees.

The application fee for a subdivision shall be as follows:

- A. Minor subdivision plat: \$300.
- B. Major subdivision.
 - (1) Preliminary plat: \$500.00 plus \$25.00 per lot.
 - (2) Final plat: \$500.00 plus \$20.00 per lot.
- C. Resubmittal fees for an application for preliminary or final subdivision approval where the applicant has submitted an incomplete [or amended] application requiring further review by Township staff and experts shall be as follows:
 - (1) Single-family or two-family residential: \$100.00
 - (2) All others: \$200.00

§ 76-4. Site plan fees.

The application fees for submission of a site plan for approval shall be as follows:

- A. Minor site plan: \$200.00.
- B. Major site plan.
 - (1) Preliminary approval:
 - Multi-Family Residential:* \$750.00, plus \$75.00 per unit
 - Nonresidential:* \$750.00, plus \$25.00 per 1,000 square feet of gross floor area for the first 50,000 square feet and \$10.00 per 1,000 square feet of gross floor area for any additional square footage beyond 50,000 square feet.
 - (2) Final approval: \$500.00.
 - (3) Resubmittal where the applicant has submitted an incomplete application requiring further review by Township staff and experts: \$200.00.

§ 76-5. Variance and exceptions fees.

Any application for a variance pursuant to N.J.S.A. 40:55D-70 or exception pursuant to N.J.S.A. 40:55D-51 shall require the following application fees in addition to [the] such application fee as may be required for site plan or subdivision approval:

- A. Use or other variance pursuant to N.J.S.A. 40:55-70d: [involving single-family residential dwelling:
 - (1) Single-family or two-family residential: \$200.00 for first variance, plus \$25.00 for each additional variance.
 - (2) All other development: \$500.00 for first variance plus \$100.00 for each additional variance.
- B. Bulk or other variance pursuant to N.J.S.A. 40:55D-70c:
 - (1) Single-family or two-family residential: \$100.00 for first variance plus \$25.00 for each additional variance.
 - (2) All other development: \$250.00 for first variance, plus \$150.00 for each additional variance.

- C. Exceptions pursuant to N.J.S.A. 40:55D-51:
 - (1) Single-family or two-family residential: \$50.00 per exception
 - (2) All others: \$150.00 for first exception, plus \$100.00 for each additional exception.
- D. Appeals pursuant to N.J.S.A. 40:55D-70a or requests for interpretation of zoning ordinance pursuant to N.J.S.A. 40:55D-70b:
 - (1) Single- family or two-family residential: \$100.00.
 - (2) All others: \$250.00.

§ 76-6. Other Application and Special fees.

- A. Applications for a conditional use: \$200.00.
- B. Publication of Notice: \$100.00
- C. Special Meeting Fee (if meeting requested by applicant): \$500.00 per special meeting
- D. Informal Concept Plan/Sketch Plan Review
 - (1) Single-family or two-family residential: \$0 for first review; \$150.00 per review thereafter
 - (2) All other development:
 - Site plan:* \$250.00
 - Subdivision:* \$300.00
 - All applications involving more than 1,000,000 square feet of gross floor area or parcels exceeding 10 acres:* \$500.00.
- E. General Development Plans pursuant to N.J.S.A. 40:55D-45 and Planned Developments
 - (1) Preliminary approval: \$500.00
 - (2) Final approval: \$500.00.
- F. Resubmittal of amended application during pendency of an application

(1) Single-family or two-family residential: \$100.00

(2) Multi-family residential: \$300.00

(3) All other applications: \$1,000.00

G. Soil Movement applications

(1) Single-family or two-family residential: \$100.00

(2) All other development: \$500.00.

H. Extension of Approvals

(1) Single-family and two-family residential: \$100.00

(2) All other development: \$300.00.

§ 76-7. Escrow Deposits.

In addition to the application fees set forth in sections 76-3 through 76-6 above, each applicant shall be required to submit with the application a review fee escrow deposit in accordance with the following schedule:

A. Minor subdivision plat: \$1,500.00.

B. Major subdivision plat:

(1) Preliminary approval: \$3,000.00, plus \$200.00 per lot

(2) Final approval: \$1,000.00, plus \$100.00 per lot

C. Minor site plan: [\$200] \$2,000.00.

D. Major [nonresidential] site plan:

(1) Residential

Preliminary: \$2,000.00, plus \$100.00 per dwelling unit

Final: \$1,000.00, plus \$50.00 per dwelling unit

(2) Nonresidential

Preliminary: \$3,000.00 plus \$50.00 per 1,000 square feet of gross floor area

Final: \$1,000.00 plus \$150.00 per 1,000 square feet of gross floor area

- E. Use or other variance pursuant to N.J.S.A. 40:55D-70d [involving any use other than a single-family or two-family residential dwelling: \$1,000 for the first “d” variance plus \$200 for each additional “d” variance requested.]
 - (1) Single-family or two-family residential: \$1,000.00 for the first variance plus \$200.00 for each additional variance.
 - (2) All other development: \$3,000.00 for the first variance plus \$300.00 for each additional variance.
- F. Bulk or other variance pursuant to N.J.S.A. 40:55D-70c:
 - (1) Single-family or two-family residential: \$100.00 for the first variance plus \$50.00 for each additional variance.
 - (2) All other development: \$2,000.00 for the first variance plus \$200.00 for each additional variance.
- G. Conditional use permit [involving single-family or two-family residential dwelling: \$250]: \$500.
- H. Requests for exceptions pursuant to N.J.S.A. 40:55D-51:
 - (1) Single-family and two-family residential: \$200.00 for the first exception plus \$25.00 for each additional exception.
 - (2) All other development: \$1,000.00 for the first exception plus \$100.00 for additional exception.
- I. Extension of [a preliminary or final] approvals:
 - (1) Single-family or two-family residential: \$100.00
 - (2) All others: \$1,000.00
- J. Informal concept plan/sketch plat review:
 - (1) Single-family and two-family residential: \$0 for first review; \$300.00 per review thereafter.

(2) All other applications: \$1,500.00, plus \$3,000.00 for applications involving more than 10 acres or 1,000,000 square feet of gross floor area of development.

K. General development plans pursuant to N.J.S.A. 40:55D-45 and planned developments:

(1) Preliminary approval: \$2,000.00 plus \$20.00 per acre

(2) Final approval: \$2,000.00 plus \$20.00 per acre

L. Appeals pursuant to N.J.S.A. 40:55D-70a or requests for interpretation of zoning ordinance pursuant to N.J.S.A. 40:55D-70b:

(1) Single-family and two-family residential: \$300.00

(2) All others: \$2,000.00

M. Resubmittal of amended application during pendency of application:

(1) Single-family and two-family residential: \$200.00

(2) Multi-family residential: \$500.00

(3) Nonresidential: \$2,500.00

N. Soil movement pursuant to section 150-62:

(1) Single-family and two-family residential: \$0

(2) All others: \$2,000.00

2. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

3. Severability. If any section or subsection of this ordinance is adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the specific section(s) or subsection(s) so adjudged and the remainder of the ordinance shall be deemed valid.

4. Effective date. This ordinance will take effect upon its passage and publication, as required by law.

The ordinance published herewith was originally introduced and passed upon first reading at a meeting of the Township Committee of the Township of Cranbury, in the County of Middlesex, State of New Jersey, held on August 12, 2013. The ordinance will be further considered for final passage, after public hearing thereon, at a meeting of the Township Committee to be held in the meeting room of Town Hall, 23A North Main Street, in the Township of Cranbury on September 9, 2013 at 7 p.m., and during the week prior and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office to the members of the general public who shall request the same.

Kathleen R. Cunningham, RMC, Clerk