

QUINTON TOWNSHIP  
SALEM COUNTY

ORDINANCE NO. 2014-07

**ORDINANCE REVISING PLANNING BOARD FEES AND ESCROW  
PROCEDURES**

**WHEREAS**, the Quinton Township Planning Board is authorized to collect application fees and review and inspection escrows in connection with applications made to the Planning Board in accordance with N.J.S.A. 40:55D-53.2; and

**WHEREAS**, §170-174 of the Code of the Township of Quinton sets forth all application fees and review and inspection escrows fees for different types of applications; and

**WHEREAS**, it has been determined that the application and escrow fees are not satisfactory to pay the administration costs and professional costs associated with certain applications; and

**WHEREAS**, the Township Committee of the Township of Quinton has therefore determined that the application and escrow fees set forth in §170-174 of the Township Code shall be adjusted; and

**WHEREAS**, the Township Committee shall also add certain provisions regarding the administration of the escrow fees in order to reflect certain statutory provisions; and

**WHEREAS**, the Quinton Township Planning Board (the "Board") reviewed, pursuant to N.J.S.A. 40:55D-26, -62, and -62.1, the amendment to Quinton Township Code Section 170-174; and

**WHEREAS**, the Board determined that the proposed amendments are not inconsistent with the Quinton Township Master Plan; and

**WHEREAS**, the Board determined that the proposed amendments are either substantially consistent with the land use plan element and the housing plan element of the Quinton Township Master Plan, or designed to effectuate such plan elements; and

**WHEREAS**, the Board determined that the proposed ordinance amendments do not include changes to zoning district classifications and boundaries, or any changes to bulk, density, or other requirements that could effect a fundamental or dramatic alteration in the intensity or character of future land use or development within any zoning district; and

**WHEREAS**, the Board recommended that the amendments should be adopted as proposed.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Quinton, that §170-174 of the Code of the Township of Quinton shall be amended as follows:

1. Section A regarding fees and escrows shall state

<b>Category of Fees</b>	<b>Application</b>	
	<b>Fees</b>	<b>Escrow Fees</b>
Subdivision, minor	\$200 plus	\$1,000
Subdivision, major sketch	\$300 plus \$20 per lot	\$1,000
Preliminary major subdivision plat	\$300, plus \$20 per lot	\$1,500, plus \$150 per lot provided that a minimum \$2,500 shall be deposited
Final major subdivision plat	\$300, plus \$20 per lot	\$1,000, plus \$75 per lot provided that a minimum \$1,500 shall be deposited
Site plan, Minor	\$300	\$1,750
Site plan, major, Preliminary (Commercial):	\$750	\$1,500 plus \$200 per acre provided that a minimum of \$2,500 is deposited
Site Plan, major, Preliminary (Residential)	\$750	\$1,500 plus \$75 per acre provided that a minimum of \$2,500 is deposited
Site plan, major, final (Commercial)	\$500	\$1,000 plus \$200 per acre but not less than \$1,500
Site plan, major, final (Residential))	\$500	\$1,000 plus \$50 per acre but not less than \$1,500
Conceptual plan (up to hour of Board's time)		\$500
Variances:		
Appeals and interpretations pursuant to N.J.S.A. 40:55D-70a and b	\$300	\$1,000

<b>Category of Fees</b>	<b>Application</b>	
	<b>Fees</b>	<b>Escrow Fees</b>
Conditional uses pursuant to N.J.S.A. 40:55D-70c	\$300	\$1,000
Hardship variances pursuant to N.J.S.A. 40:55D-70c	\$300	\$1,000
Use variances pursuant to N.J.S.A. 40:55D-70d	\$400	\$1,000

2. Subsection 12 shall be added to §170-174(B) as follows:

Deposits received from any applicant in excess of \$5,000 shall be held by the Chief Financial Officer in a special interest-bearing deposit account, and upon receipt of bills from professionals and approval of said bills as hereinafter provided for, the Chief Financial Officer may use such funds to pay the bills submitted by such professionals or experts. The municipality shall not be required to refund an amount of interest paid on a deposit which does not exceed \$100 for the year. If the amount of interest exceeds \$100, the entire amount shall belong to the applicant and shall be refunded to him by the municipality annually or at the time the deposit is repaid or applied for the purposes for which it was deposited, as the case may be, except that the municipality may retain for administrative expenses a sum equivalent to no more than 33 1/3% for that entire amount, which shall be in lieu of all other administrative custodial expenses. All sums not actually so expended shall be refunded to the applicant within 90 days after the final decision by the appropriate municipal agency with respect to such application, upon certification by the Board Secretary that such application has been finally decided.

3. Subsection 13 shall be added to §170-174(B) as follows:

Inspection fees shall be charged only for actual work shown on a subdivision or site plan or required by an approving resolution. Professional inspection improvements under construction shall charge only for inspections that are reasonably necessary to check the progress and quality of the work and such inspections shall be reasonably based on the approved development plans and documents.

4. Subsection 14 shall be added to §170-174(B) as follows:

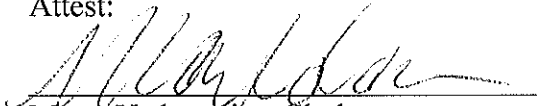
If the municipality retains a different professional or consultant in the place of a professional originally responsible for development application review, or inspection of improvements, the municipality or approving authority shall be responsible for all time and expenses of the new professional to become familiar with the application of the project and the municipality or approving authority shall not bill the applicant or charge to the deposit or the escrow account for any such services.

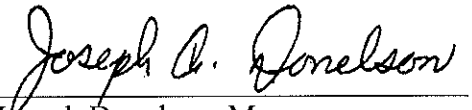
5. Subsection 15 shall be added to §170-174(B) as follows:

The cost of the installation of improvement for the purposes of N.J.S.A. 40:55D-53 shall be estimated by the Municipal Engineer based on documented construction costs for the public improvements prevailing in the general area of the municipality. The developer may appeal the Municipal Engineer's estimate to the County Construction Board of Appeals, established pursuant to N.J.S.A. 52:27D-127.

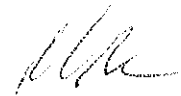
**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

Attest:

  
Marty Uzdanovics, Clerk

  
Joseph Donelson, Mayor

**Notice:** The above ordinance was introduced and passed on the first reading at the meeting of the Township Committee of the Township of Quinton in the County of Salem held on March 5, 2014 and will be considered for final passage at a meeting to be held by the Township Committee at Municipal Building, 885 Quinton Road, Quinton, New Jersey 08072 at 7:00 p.m. on April 3, 2014 at which time any interested person will be given an opportunity to be heard.

  
Marty Uzdanovics, Clerk