

ORDINANCE NUMBER 37-2022

An Ordinance to Amend the Lambertville City Zoning Ordinances, Article VIII, Applications and Fees

Article VIII
Applications and Fees

§ Z-800 APPLICATION AND ESCROW FEES.

[Ord. No. 94-24 § 4, Ord. No. 2000-19, Ord. No. 2002-26, Ord. No. 2010-05; Ord. No. 2010-25; Ord. No. 94-24 §§ 2 — 5; Ord. No. 18-2016; New]

A. Every application for development shall be accompanied by a check payable to the City of Lambertville in accordance with the following fee schedule:

Table with 3 columns: Application Type, Application Fee, Escrow Fee. Subdivisions section includes Informal Plan, Minor Subdivision or Sketch Plat, Preliminary Major Subdivision Plat, and Final Major Subdivision Plat.

Table with 3 columns: Application Type, Application Fee, Escrow Fee. Site Plan section includes Informal Site Plan, Minor Site Plan, Sign Review, Site Plan Waiver, Preliminary Site Plan, and Final Site Plan.

Table with 3 columns: Application Type, Application Fee, Escrow Fee. Other Application & Escrow Fees section.

Subdivisions		
Application Type	Application Fee	Escrow Fee

VARIANCES

Hardship (N.J.S.A. 40:55D-70c)	\$500	\$1,000
Use (N.J.S.A. 40:55D-70a)	\$1,500	\$4,000

OTHER ACTIONS BY BOARD

Appeals (N.J.S.A. 40:55D-70a)	\$200	\$1,000
Interpretation (N.J.S.A. 40:55D-70b)	\$200	\$1,000
Non-Conforming Use Certificate (N.J.S.A. 40:55D-68)	\$200	\$1,500
Issuance of Permit for a Building in Certain Locations (N.J.S.A. 40:55D-34 and 36)	\$500	\$2,000
Appeals to City Counsel (N.J.S.A. 40:55D-17)	\$400	None
Request for Rezoning	\$2,000	\$5,000
Conditional Use Permit	\$400	\$2,500
Boundary Line Amendment	\$500	\$4,000
Certified List of Property Owners \$0.25 per name or \$10, whichever is greater	None	

B. Tax Map Revision Fees.

1. Minor and Major Subdivisions.

A fee of \$150 per lot or unit shall be charged for all minor and major subdivisions, residential unit site plans or condominium or cooperative residential or commercial development to cover the cost of revising the City tax map. This fee shall be paid prior to signing the final plat of a major subdivision by the Chairman and Secretary of the Municipal Agency and City Engineer.

2. Revised Plats.

- a. Any proposed revisions to a plat, including all supporting maps and documents, previously approved by the Planning Board or Board of Adjustment, which approval is still in effect, shall require submission of a revised plat and payment of fees in accordance with the current City requirements.
- b. Where changes in the plat are requested by the Municipal Agency or City Engineer, no fees need be paid.

C. Transcript Fee. A deposit fee of \$500 shall be charged for a transcript and a deposit of \$25 shall be charged for a duplicate recording.

- D. Fee for Publication of Notice of Decision. A fee of \$15 shall be paid by all applicants at the time of submitting an application for the Planning Board or the Zoning Board of Adjustment for the publication of the Notice of Decision.
- E. Special Meetings. If requested by the applicant and approved by the Board, the fee for a special meeting shall be \$500.
- F. Replenishment of Escrow Balance. The escrow assessed with each application shall be replenished pursuant to the provisions of N.J.S.A. 40:55D-53.2c.
- G. Zoning Permit Application. The fee for review of the Zoning Permit application as required under § 900.2 shall be \$50, payable at time of submission of application.
- H. Additional Development Fees.
 - 1. See Land Development Review Ordinance §§ 1201 and 1202 for Affordable Housing.
- I. Applications to the Historic Preservation Commission.

See Zoning Ordinance § 602.

§ Z-801 PURPOSE OF FEES.
[Ord. No. 2000-19]

The application charge is a flat fee to cover direct administrative expenses and is non-refundable. The escrow account is established to cover the costs of professional services including engineering, legal, planning and other expenses connected with the review of the submitted materials. In accordance with N.J.S.A. 40:55D-53 and N.J.S.A. 40:55D-53.1, sums not utilized in the review process shall be returned to the applicant upon written request. If additional sums are deemed necessary, the applicant shall be notified by certified mail or personal service of the required additional amount and shall add such sum to the escrow. Payment shall be due from the applicant within 15 days of receipt of the notice. If payment is not received within 15 days, the applicant shall be considered to be in default, and such default may be grounds for denial of the application.

§ Z-802 MULTIPLE FEES.
[Ord. No. 2000-19]

Where one application for development includes several approval requests, the sum of the individual required fees in accordance with § 800 shall be paid.

§ Z-803 COSTS OF REVIEW AND INSPECTION.
[Ord. No. 2000-19]

Each applicant for subdivision or site plan approval shall agree in writing to pay all reasonable costs for professional review of the application, including costs incurred with any informal review of a concept plan which may have preceded the submission of a preliminary application. Additionally, each applicant shall agree in writing to pay all reasonable costs for the municipal inspection of the constructed improvements. All such costs for review and inspection must be paid before any construction permit is issued and all remaining costs must be paid in full before any occupancy issued or bonding is released.

§ Z-804 COURT REPORTER.
[Ord. No. 2000-19]

If an applicant desires a court reporter for the purposes of recording testimony, the sole cost of taking such

testimony and transcribing it shall be at the expense of the applicant. The applicant shall arrange for the reporter's attendance. Any transcription made shall also be provided to the municipality at the cost of the applicant. The municipality provides for the tape recording of the proceedings before the Board.

INTRODUCED FOR FIRST READING: November 17, 2022

PUBLIC HEARING AND SECOND READING: December 15, 2022