

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#O 13 - 2021

ORDINANCE AMENDING CERTAIN FEES CHARGED IN CONNECTION WITH LAND USE APPLICATIONS UNDER THE GLOUCESTER CITY'S LAND DEVELOPMENT ORDINANCE

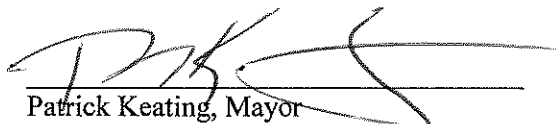
WHEREAS, Article V, Section 30A, of the Gloucester City's Land Development Ordinance, entitled: "Application, review and inspection fees", provides in that the processing of applications for development shall be subject to the payment of application fees, review fees for professional services and inspection fees pursuant to an ordinance adopted by the City Council; and

WHEREAS, said fees were last modified in 2009 and require updating; and

WHEREAS, Mayor and Common Counsel desire to modify said fees as set forth within the Gloucester City Land Development Ordinance.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Common Council of the City of Gloucester City, County of Camden and State of New Jersey as follows:

- Section 1:** Gloucester City's Land Development Ordinance is hereby amended to modify certain fees set forth therein in accordance with the Fee Chart entitled: "Fees for Applications – 2021", in a manner consistent with the Fee Chart attached hereto and made a part hereof.
- Section 2:** The Fees for Applications - 2009 is hereby rescind and revoked in its entirety.
- Section 3:** All other Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
- Section 4:** If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.
- Section 5:** This Ordinance shall take effect immediately upon final passage and publication a required by law.


Patrick Keating, Mayor

Passed on First Reading: September 23, 2021

Adopted by the Mayor and Common Council of Gloucester City this 28th day of October, 2021.


Vanessa L. Parent, RMC, City Clerk

Application Fees "A"

Type of Application	Application Fee	Escrow Fee	Notes
Publication of decision for all applications	<u>\$50</u>		
Certified list of property owners (40:55D-12)	\$10		
"A" Variance – Appeals & requests for interpretation (40:55D-70a)	\$75	<u>\$350</u>	
"B" Variance – Ordinance or Map Interpretation	\$75	<u>\$350</u>	
"C" Bulk Variance (40:55-70c)	<u>\$75 residential</u> \$100 other	<u>\$250</u> residential \$700 other	
"D" Use Variance (40:55D-70d)	\$200	\$1,000	
Conditional Use	\$150	\$500	
Waiver of Development Standards	\$75	<u>\$250</u>	
Informal review/hearing (not to be held for a use variance application) – 1 per development proposal	\$150	\$500 if professional review involved	Informal reviews shall be strictly limited to thirty (30) minutes before the Board to review a concept plan and shall be further limited to (1) informal review per development proposal. Can only be used for planning purposes not for zoning issues and applicant must apply to the Planning/Zoning Board Secretary via application at least 2 weeks prior to the meeting date.
Site Plan – Minor	\$200	<u>\$2,000</u>	
Site Plan – Preliminary Major	\$500	\$3300	
Site Plan – Final Major	\$250	<u>\$3,300</u>	
Site Plan Waiver	\$250	<u>\$300</u>	
Subdivision – Minor Subdivision (3 lots and under)	\$150	\$300 plus \$400 per buildable lot	
Subdivision – Preliminary Major	\$500	\$2,500 up to 5 lots \$100 per lot over 5	
Subdivision (over 4 lots)		\$1,250 up to 5 lots \$50 per lot over 5	
Subdivision – Final Major	\$125		

Application Fees "A"

Type of Application	Application Fee	Escrow Fee	Notes
Tax Map Amendment -- Subdivision	\$50 per lot amended		Each applicant and/or developer for any approval which results in the creation of any new lots, the subdivision of current lots and/or the consolidation of lots shall be responsible for paying all reasonable charges incurred by the City Engineer in amending the tax map and shall make the following deposits for such amendments.
Tax Map Amendment -- Newly Created Lot	\$50 per lot		
Tax Map Amendment -- Consolidation	\$30 per lot		
Request for Re-Zoning	\$400	\$50 per lot, but no less than \$1,000	
Any other matter under the provision of this Chapter or the Municipal Land Use Law for which no specific fee or escrow deposit is established.	\$75	\$500	

Application Fees "A"

Type of Application	Application Fee	Escrow Fee	Notes
Planning Workshop Request		\$ 750.00	Upon the request by an Applicant, the Planning Board's professionals including the Engineer, Planner and Solicitor shall assemble for the purpose of providing the applicant with non-binding advice. Any request for an informal review of a concept plan of a major subdivision or site plan shall be deemed to also be a request for a workshop, so that the additional fee shall apply. Can only be used for planning purposes not for zoning issues.
Commercial/Multi residential		\$ 1,000.00	
Planning Workshop Request		\$ 200	Upon the request by an Applicant, a representative from the Planning Board's professionals including the Engineer and Planner shall assemble for the purpose of providing the applicant with non-binding advice. Any request for an informal review of a concept plan of a major subdivision or site plan shall be deemed to also be a request for a workshop, so that the additional fee shall apply. Can only be used for planning purposes not for zoning issues. The Planning Board Solicitor would not be present at this meeting.