

**TOWNSHIP OF LEBANON
COUNTY OF HUNTERDON**

ORDINANCE NO. 2021-11

**AN ORDINANCE AMENDING CHAPTER 400, “ZONING” OF MUNICIPAL CODE OF
THE TOWNSHIP OF LEBANON,
COUNTY OF HUNTERDON, STATE OF NEW JERSEY**

WHEREAS, the Township of Lebanon is desirous to update and revise its Municipal Code pertaining to Chapter 400 – “Zoning” - Section 54 – Permits and Certificates; Fees.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Lebanon, in the County of Hunterdon, that the Municipal Code of the Township of Lebanon pertaining to Chapter 400 – “Zoning” - Section 54 – Permits and Certificates; Fees is hereby amended as follows (additions indicated in boldface and italics *thus*; deletions indicated with strike-through ~~thus~~):

Article VII. Administration and Enforcement.

§400-54. Permits and certificates; fees.

D. Application Fees.

(3) Development applications

(a) Minor subdivision.

[1] Lot line adjustment/merger: ~~\$100~~ ***\$150***

[3] Extension of time: ~~\$100~~ ***\$200***

(b) Major subdivision

[4] For any extension of a preliminary plat or final plat, the applicant shall pay an application fee of ~~\$100~~ ***\$200*** and a minimum amount of \$750 for escrow fees. In the event that the services rendered exceed the minimum escrow fee, the applicant shall pay the balance due prior to the adoption of the resolution memorializing the action of the Planning Board.

(c) Minor site plan: \$350

[1] Preliminary ~~\$250~~ ***\$450*** plus \$5 per 1,000 square feet lot area, plus \$5 per 100 square feet of proposed building floor area.

[2] Final: ~~\$250~~ ***\$300*** plus \$1 per 1,000 square feet lot area, plus \$1 per ***proposed building floor area.***

(d) Large tract site plan

[1] Preliminary approval: ~~\$250~~ ***\$450*** plus \$5 per 1,000 square feet of lot area or part thereof, plus \$5 per 100 square feet of proposed building area or part thereof.

- [2] Final approval: ~~\$250~~ **\$450** plus \$1 per 1,000 square feet of lot area or part thereof, plus \$1 per 100 square feet of proposed building floor area or part thereof.
 - [3] For any extension of a preliminary or final site plan approval, the applicant shall pay an application fee of ~~\$100~~ **\$200** and a minimum amount of \$750 for escrow fees. In the event that the services rendered exceed the minimum escrow fee, the applicant shall pay the balance due prior to the adoption of the resolution memorializing the action of the Planning Board.
- (e) Informal review of concept plan. For one meeting with Planning Board: ~~\$100~~ **\$150**. For multiple meetings: ~~\$100~~ **\$150** each, and in cases where the developer desires review by the Planning Board Engineer and/or planner, 1/3 of the conventional preliminary fee or 1/3 of the master development plan fee, as appropriate. In the event that the developer subsequently submits a preliminary application or master development plan application for the proposed development, the amount of any information review fees shall be credited towards those formal application fees.
- (4) Conditional Use Applications: ~~\$250~~ **\$350** in addition to other applicable fees.
- (5) Variances and appeals.
- (a) Appeals from a decision of a building or zoning official: ~~\$200~~ **\$500** for the first lot and \$100 for each additional lot.
 - (b) Interpretation of the **Zoning Map** or zoning regulations or requests for decisions on other special questions: ~~\$200~~ **\$500** for the first lot and \$100 for each additional lot.
 - (c) Variances from lot area, lot dimensional setback and yard requirements: ~~\$250~~ **\$350** for the first lot and \$100 for each additional lot, in addition to other applicable fees. Where more than one variance or more than one certification is sought in a single application, the applicant shall pay an additional fee of \$100 for each additional certification, yard encroachment, dimensional specification or other ordinance requirement requiring variation.
 - (d) Variances from use regulations: ~~\$350~~ **\$450** for the first lot and \$100 for each additional lot, in addition to other applicable fees.
 - (e) Direction for issuance of a permit for a building or structure in the bed of a mapped street (*includes evaluation of existing private roads*) or public drainageway, flood control basin or public area reserved on an official map: ~~\$200~~ **\$400**

(6) Application Fee for Special Meeting: \$400

F. Escrow accounts and technical review fees.

(2) Initial Deposits.

[15] Request for informal discussion: ~~\$500~~ **\$700**

[20] **Request for Special Meeting: \$750**

BE IT FURTHER ORDAINED, that the Municipal Code of the Township of Lebanon pertaining to Chapters 400-F(1)(b) – Escrow fees: general provisions, is hereby amended to include the Escrow Agreement attached hereto as Exhibit A.

BE IT FURTHER ORDAINED that this amendment shall be effective upon the date of adoption.

TOWNSHIP OF LEBANON

BY: _____
MIKE SCHMIDT, Mayor

ATTEST:

Karen J. Sandorse, RMC/CMC/CMR
Township Clerk

Date of Introduction and First Reading: July 21, 2021

Date of Second Reading and final adoption: August 18, 2021

I certify that the foregoing Ordinance is a true and accurate copy of an Ordinance adopted by the Lebanon Township Committee on August 18, 2021.

Karen J. Sandorse, RMC/CMC/CMR
Township Clerk