

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY, NEW JERSEY
ORDINANCE NO. 2023 – 13**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER
95, ENTITLED “FEES” IN ACCORDANCE WITH THE 2022 MASTER PLAN
REEXAMINATION**

WHEREAS, via Resolution #2022-33, the Joint Land Use Board of the Township of Woolwich adopted a reexamination of the Township of Woolwich Master Plan; and

WHEREAS, the Master Plan Reexamination report contains various recommendations as to the Township Zoning Map and Zoning Ordinance; and

WHEREAS, one of the recommendations is to terminate the TDR program; and

WHEREAS, The Township Committee of the Township of Woolwich, is entitled to and has the power and authority to amend zoning ordinances pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.; and

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Woolwich, in the County of Gloucester, State of New Jersey, as follows:

Section 1. Amend §95-8.4, entitled, “Fee and review escrow schedule”, to repeal and replace the following:

The following fee schedule shall apply with respect to the filing of all applications for development or appeals before the Joint Land Use Board and/or the Woolwich Township Committee:

- A. Minor subdivision: a nonrefundable application fee of \$275 for a lot line adjustment or the creation of one lot in addition to the retained lot, plus an additional nonrefundable fee of \$125 for each additional lot created or recreated; a review escrow deposit in the amount of \$2,000 shall be posted for each additional lot that is created (\$4,000 for 2 lots and \$6,000 for 3 lots); the review escrow deposit shall be \$1,500 for a lot line adjustment when no additional lots are created.
- B. Preliminary major subdivision: a nonrefundable application fee of \$500 for up to 25 lots, a nonrefundable application fee of \$1,000 for Lots 26-100, a nonrefundable application fee of \$1,500 for Lots 100-500, a nonrefundable application fee of \$2,000 for in excess of 500 lots; a review escrow deposit in the amount of \$2,000 shall be posted, plus \$500 per lot (1-10), plus \$200 per lot (11-60), plus \$150 per lot (61-110), and plus \$100 for each lot in excess of 110.
- C. Final major subdivision: a nonrefundable application fee of \$450 for up to 25 lots, a nonrefundable application fee of \$800 for Lots 26-100, a nonrefundable application fee of \$1,200 for Lots 100-500, a nonrefundable application fee of \$1,750 for in excess of 500 lots; a review escrow deposit in the amount of \$2,000 shall be posted, plus \$500 per lot (1-10), plus \$200 per lot (11-60), plus \$150 per lot (61-110), and plus \$100 for each lot in excess of 110.

- D. Conceptual review: a nonrefundable application fee of \$100; a review escrow deposit in the amount of \$1,500 shall be posted; any and all funds from the review escrow deposit remaining after conceptual review will be transferred into the escrow account for any subsequent application.
- E. Use variance or variance sought under N.J.S.A. 40:55D-70d: a nonrefundable application fee of \$400; a review escrow deposit in the amount of \$2,000 shall be posted.
- F. Bulk and/or other variances: a nonrefundable application fee of \$200; a review escrow deposit in the amount of \$1,000 shall be posted.
- G. Conditional use (special exception): a nonrefundable application fee of \$300; a review escrow deposit in the amount of \$1,250 shall be posted.
- H. Minor site plan: a nonrefundable application fee of \$250; a review escrow deposit in the amount of \$1,000 shall be posted.
- I. Preliminary site plan: a nonrefundable application fee of \$500 for all preliminary site plan applications; for a residential development site plan with structures, a review escrow deposit in the amount of \$2,500 for 0-5 units, \$6,000 for 6-20 units, \$8,500 for 21-49 units, \$11,500 for 50-100 units, and \$19,000 for 101-1,000 units shall be posted; for a commercial/industrial development site plan without structures, a review escrow deposit in the amount of \$5,000 for 0-3 acres, or \$7,500 for in excess of 3 acres, shall be posted; for a commercial/industrial site plan with structures, a review escrow deposit in the amount of \$2,000 for 1,250 - 2,500 square feet, or \$5,500 for 2,501-20,000 square feet, or \$8,000 for in excess of 20,000 square feet shall be posted.
- J. Final site plan: a nonrefundable application fee of \$750 for all final site plan applications; for a residential development site plan with structures, a review escrow deposit in the amount of \$2,500 for 0-5 units, \$6,000 for 6-20 units, \$8,500 for 21-49 units, \$11,500 for 50-100 units, and \$19,000 for 101-1,000 units shall be posted; for a commercial/industrial development site plan without structures, a review escrow deposit in the amount of \$5,000 for 0-3 acres, or \$7,500 for in excess of 3 acres shall be posted; for commercial/industrial site plan with structures, a review escrow deposit in the amount of \$2,000 for 1,250 - 2,500 square feet, or \$5,500 for 2,501-20,000 square feet, or \$8,000 for in excess of 20,000 square feet shall be posted.
- K. Zoning Board component of Joint Land Use Board interpretation: a nonrefundable application fee of \$150; a review escrow deposit in the amount of \$750 shall be posted.
- L. (Reserved)¹
[1] Editor's Note: Former Subsection L, regarding sign variance fees, was repealed 4-16-2018 by Ord. No. 2018-04.
- M. General development plan: a nonrefundable application fee of \$1,000; a review escrow deposit in the amount of \$5,000 per each component plan, plus \$500 per each report/schedule.

- N. Zoning Officer permits and appeals: a nonrefundable fee of \$40 for the Zoning Officer's review of a project presented for a zoning permit; if there is an appeal of the Zoning Officer's determination with respect to the zoning permit, a nonrefundable application fee of \$50 is required to process the appeal to the Zoning Board component of the Joint Land Use Board, and a review escrow fee in the amount of \$750 shall be posted for the Joint Land Use Board's professionals' review of the appeal.
- O. In the event that there are multiple separate components involved in one application (i.e., a use variance, bulk variance, minor subdivision and/or site plan at the same time of submission of an application), then the maximum nonrefundable fee to be paid to the Township shall be the amount of the highest individual component fee, as delineated above, plus an additional one-time fee of \$150 total to cover all of the other separate components of the application. Escrow shall be posted according to each and every separate component submission of the application as delineated above.
- ~~P. TDR transactions: a nonrefundable application fee of \$200 and review escrow deposit in the amount of \$1,000 submitted on forms authorized by the Joint Land Use Board; for all TDR transactions, per transaction, landowner or existing sending and receiving area lot, whichever is greater; includes an application for TDR credit appeal, enrollment, assignment or reassignment, use and extinguishment or disenrollment. [Added 2-16-2016 by Ord. No. 2016-02]~~
- ~~Q. TDR review: a nonrefundable application fee of \$200 and review escrow deposit on the amount of \$1,000 submitted on forms authorized by the Joint Land Use Board; for administration and/or Joint Land Use Board Solicitor review of deed restrictions, easements, survey, title, TDR credit appeal, and requests for credit adjustments affected by variances and/or subdivision of an existing or proposed single family detached house, farmstead or lot. [Added 2-16-2016 by Ord. No. 2016-02]~~
- R P. Waiver of site plan: a nonrefundable application fee of \$250; a review escrow deposit in the amount of \$1,000 shall be posted. [Added 4-3-2017 by Ord. No. 2017-08]

Section 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

Section 4. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Municipal Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a regular meeting held on the 1st day of May, 2023. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at a meeting of the Township Committee at which time any interested person(s) may be heard. Said meeting to be conducted on the 15th day of May, 2023 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

Jane DiBella, Township Clerk

NOTICE OF ADOPTION

Notice is hereby given that the foregoing ordinance was approved for final adoption by the Woolwich Township Committee at a meeting held on the 15th day of May, 2023.

Jane DiBella, Township Clerk