

ORDINANCE NO. 07-49

AN ORDINANCE AMENDING AND SUPPLEMENTING THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NEPTUNE TO REVISE AND AMEND SECTIONS 1000 AND 1102 RELATIVE TO APPLICATION AND ESCROW FEES AND ZONING PERMIT REQUIREMENTS

BE IT ORDAINED, by the Township Committee of the Township of Neptune that the Land Development Ordinance of the Township of Neptune is hereby amended to provide for the amendment of Sections 1000 and 1102 as follows:

SECTION 1.

Section 1000 – Application and Escrow Fees – be and is hereby amended by amending Table 10.1 and Table 10.2 in their entirety as follows:

**§ 1000 Application and Escrow Fees**

- A. Fee schedule. Every application for development shall be accompanied by a check payable to the municipality in accordance with the following schedule:

**TABLE 10.1: APPLICATION FEES**

Type of Application				Administrative Fee
<b>Appeals and Interpretations</b>				\$100.00
<b>Appeal to Governing Body</b>				\$250.00
<b>Conceptual/Informal Reviews</b>				\$50.00
<b>Bulk Variances</b>	Residential			\$100.00
	Nonresidential			\$250.00 per variance
<b>Use Variances</b>				\$750.00
<b>Conditional Use</b>				\$500.00
<b>Subdivision</b>	Minor			\$750.00
	Major	<i>Preliminary</i>		\$750.00 plus \$75.00 per lot.
		<i>Final</i>		
<b>Site Plan</b>	Minor Site Plan			\$500.00
	Major Site Plan	Residential	<i>Prelim</i>	\$750.00 plus \$60.00 per dwelling unit
			<i>Final</i>	50% of Preliminary
		Non-residential	<i>Prelim</i>	\$1,500.00 plus \$50.00 per acre, plus \$0.08 per square foot of proposed building area.
			<i>Final</i>	50% of preliminary
<b>General Development Plan</b>				\$2,000.00
<b>Certified List per MLUL 40:55D-12c.</b>				\$10.00 or \$0.25/name, whichever is greater
<b>Special Meeting</b>				\$1,500.00
<b>Resubmission or Revision Fee</b>				\$100.00 or 40% of original fee, whichever is greater

<b>Tax Map Revisions</b>	\$300.00 plus \$25.00 per lot or unit.
<b>Zone Change Request</b>	\$250.00
<b>Appeal to the Township Committee</b>	\$250.00
<b>Tree Removal Permit</b>	For new residential building lots, \$25.00 dollars per tree, up to a maximum of \$300.00 per lot; For all other properties, \$25.00 per tree up to a maximum of \$600.00 for each acre.
<b>Zoning Permit</b>	\$35.00
<b>Historic Preservation Commission Certificate of Appropriateness</b>	\$10.00
<b>Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)</b>	\$100.00 per use.
<b>Research Letter (from Administrative Officer)</b>	\$75.00
<b>Extension of Approvals</b>	\$250.00
<b>Soil Removal</b>	\$100.00 per lot.
<b>Historic Preservation Commission Demolition (partial or total)</b>	\$25.00

**TABLE 10.2: ESCROW FEES**

Type of Application				Escrow
<b>Appeals and Interpretations</b>				\$750.00
<b>Conceptual/Informal Board Review</b>				\$750.00
<b>Conceptual/Informal Technical Review</b>				\$1,500.00
<b>Bulk Variances</b>	Residential			\$200.00
	Residential Requiring Engineering Review			\$750.00
	Nonresidential			\$1,250.00
<b>Use Variances</b>				\$1,500.00
<b>Conditional Use</b>				\$2,000.00
<b>Subdivision</b>	Minor			\$4,500.00
	Major	<i>Preliminary</i>		0-5 lots - \$4,500 6-24 lots - \$6,000 25-100 lots - \$8,000 101+ - \$10,000
		<i>Final</i>		50% of Preliminary
<b>Site Plan</b>	Minor Site Plan			\$1,500.00
	Major Site Plan	Residential	<i>Prelim</i>	\$2,500.00 plus \$25.00 per dwelling unit
			<i>Final</i>	50% of preliminary

		Non-residential	Prelim	\$2,500.00 plus 0-5,000 sf -\$1,500.00 5,001-10,000 sf - \$3,500.00 10,001 - 25,000 sf -\$6,500.00 25,001-75,000 sf -\$8,500.00 75,000 sf + - \$10,000.00
			<i>Final</i>	50% of preliminary
<b>General Development Plan</b>				Same as Preliminary Site Plan
<b>Certified List</b>				None
<b>Special Meeting</b>				\$500.00
<b>Resubmission or Revision Fee</b>				40% of original fee.
<b>Administrative Approval of Changes</b>				\$500.00 per change.
<b>Appeal to the Township Committee</b>				None
<b>Issuance of a Permit in Certain Areas</b>				\$200.00
<b>Tree Removal Permit</b>				\$500.00
<b>Zoning Permit/Certificate of Appropriateness</b>				None
<b>Historic Preservation Commission Demolition</b>				\$1,800.00
<b>Review of Architectural elevations by Township Architect (if required by Planning or Zoning Board Officials)</b>				\$1,500.00
<b>Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)</b>				None
<b>Extension of Approvals</b>				\$1,000.00
<b>Treatment Works Approval</b>				\$500.00
<b>Soil Removal</b>				\$100.00 for review of an application by the Township Engineer and inspection of the site, plus \$0.05 per sq. foot of area disturbed due to the removal of soil
<b>Plot Plan/Grading Plan and As-built Survey Review</b>				\$750.00 per lot

## SECTION 2

Section 1102 – Zoning Permits – be and is hereby amended as follows (bold indicates new text/line indicates deleted text):

### § 1102 ZONING PERMITS

- A. When required. A zoning permit shall be issued prior to:
1. The commencement or change of use of a property, building or structure **(for example: the change in ownership of a business or property, a change from office to retail use);**
  2. The occupancy of any building or structure;

3. The construction, erection, **extension**, reconstruction, alteration, conversion, or installation of any building or structure **or portion of a structure (for example: new dwelling units, room additions, decks, porches, sheds, and swimming pools)**;

4. Issuance of a Certificate of Appropriateness, where applicable.

B. Submission requirements. Every application for a zoning permit shall be accompanied by **two (2) copies of a current survey/site plan and one (1) set of construction plans** ~~three (3) sets of plans~~ drawn in ink or a blueprint showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures, all existing easements, the existing or intended use of each structure, the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance. **All surveys must be prepared by a land surveyor. Survey information may be transposed to a site plan if the date of the survey and by whom and for whom it was prepared is noted on the site plan. Vegetation, general flood plain determinations or general location of existing utilities, buildings or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect or other person acceptable to the reviewing governmental body.**

(Subsections C, D & E remain in full effect)

### SECTION 3

This ordinance shall take effect upon final passage and publication as required by law.

### SECTION 4

All ordinances or parts thereof inconsistent with the provisions of this ordinance section are hereby repealed to the extent of such inconsistency.

### SECTION 5

If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid by a Court of competent jurisdiction, such adjudication shall apply only to that section, paragraph, clause or provision and the remainder of this ordinance shall be deemed to be valid and enforceable.

APPROVED ON FIRST READING: August 13, 2007

APPROVED, PASSED, AND ADOPTED: August 27, 2007

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Richard J. Cuttrell,  
Municipal Clerk

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James W. Manning, Jr.,  
Mayor