

**TOWNSHIP OF HOPEWELL
MERCER COUNTY, NEW JERSEY**

ORDINANCE NO. 24-1821

**AN ORDINANCE TO AMEND AND SUPPLEMENT
CHAPTER X, "FEES AND PERMITS,"
OF THE REVISED GENERAL ORDINANCES
OF THE TOWNSHIP OF HOPEWELL**

Explanation: **Material Bracketed [] is deleted**
 Material Underlined ___ is added

WHEREAS, the Township of Hopewell chooses to amend its ordinances from time to time to update outdated provisions and reflect current conditions; and

WHEREAS, the fees in various sections of Chapter X are in need of updating.

NOW, THEREFORE BE IT ORDAINED AND ESTABLISHED by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey that Chapter X (Fees and Permits), various sections be amended as follows:

SECTION I.

§10-3.1 BUILDING SUBCODE FEE, is amended as follows:

~~r. — An escrow deposit of \$500 shall be paid for plot plan review and certificate of occupancy inspections.~~

s r. The fee for inspection of sub slab radon collection systems for new construction shall be \$65.

SECTION II.

Repeal and replace §10-7 LAND DEVELOPMENT FEES, with the following Section:

[§10-7 LAND DEVELOPMENT APPLICATION FEES AND ESCROWS.

a. At the time of the filing of an application for development, appeal, or other matter with the Planning Board or Zoning Board of Adjustment (hereinafter referred to collectively as "the Board") pursuant to Chapter 17 of the Municipal Code, each applicant shall pay the Township of Hopewell the required fee and initial escrow deposit to reimburse the Township for the administrative costs and professional fees related to the review of development applications and inspection of improvements. Each applicant shall agree in writing to pay for all costs for professional review fees incurred in excess of the original escrow amount, and in the event of failure to replenish the escrow account in accordance with the terms of the agreement, the Township shall have the right to withhold a Zoning Permit or the issuance of a Certificate of Occupancy until the deficiency is paid. The fee denoted as the "application fee" shall be nonrefundable and shall be used solely to cover the administrative and overhead costs associated with the processing of the application. The fee denoted as the "escrow amount" shall

be utilized exclusively to cover the cost of professional services conducted by the engineers, planners, attorneys, and other professionals retained by the respective reviewing Board and other reviewing agencies of the Township. Any unused portion of the escrow fee or escrow amount shall be returned to the applicant.

b. No development application shall be deemed complete until all applicable nonrefundable application fees and escrow deposits have been paid. In the case of an application requiring a combination of approvals, the applicant shall pay the amounts equal to the sum of the fees and escrow amounts required for each approval.

c. Affordable Housing Development Fees. In all developments other than those involving the actual construction of low- and moderate-income housing units, a fee shall be deposited to the township's interest-bearing Affordable Housing Trust Fund pursuant to section 10-17 "Affordable Housing Development Fees" of this chapter.

§ 10-7.1 Application Fees and Escrow for Review.

The applicant shall be responsible for payment of application fees as set forth below together with a deposit of an escrow amount to cover the cost of all professional fees related to the review of development applications.

a. Minor Subdivision.

Type	Application Fee	Escrow Amount
Up to 3 lots (with inclusion of original lot)	\$300	\$1,250 per lot
Amendments to approved applications	\$150	\$1,000

b. Major Subdivision.

Type	Application Fee	Escrow Amount
Preliminary (with inclusion of original lot)	\$450 plus \$10 per lot	\$2,000 plus \$250 per lot
Final (with inclusion of original lot)	\$350 plus \$10 per lot	\$2,000 plus \$200 per lot
Preliminary and Final (with inclusion of original lot)	\$750 plus \$10 per lot	\$4,000 plus \$500 per lot
Amendments or revalidation of approved applications	\$350	\$2,500 plus \$100 per lot

c. Site Plan.

Type	Application Fee	Escrow Amount
Preliminary nonresidential	\$700	\$2,000 plus \$0.15 per square foot for the first 15,000 square feet of net lot area and \$0.05 per square foot for all net lot area in excess of 15,000 square feet. In cases where only a portion of the existing site is to be developed, the amount shall be based on the total area of disturbance, including grading and landscaping. The minimum

Type	Application Fee	Escrow Amount
		escrow deposit fee shall be \$2,000 and the maximum initial escrow deposit shall not exceed \$20,000.
Final nonresidential	\$600	One-third of the total escrow deposit calculated for the preliminary submission.
Preliminary and Final nonresidential	\$1,200	\$3,000 plus \$0.15 per square foot for the first 15,000 square feet of net lot area and \$0.05 per square foot for all net lot area in excess of 15,000 square feet. In cases where only a portion of the existing site is to be developed, the amount shall be based on the total area of disturbance, including grading and landscaping. The minimum escrow deposit shall be \$3,000 and the maximum initial escrow deposit shall not exceed \$25,000.
Amendments to approved applications – non-residential	\$700	\$2,000 plus \$0.15 per square foot for the first 15,000 square feet of net lot area and \$0.05 per square foot for all net lot area in excess of 15,000 square feet. In cases where only a portion of the existing site is to be developed, the amount shall be based on the total area of disturbance, including grading and landscaping. The minimum escrow deposit fee shall be \$3,000 and the maximum initial escrow deposit shall not exceed \$20,000.
Preliminary residential	\$300	\$1,500 plus \$50 per unit for the first 50 units, plus \$25 per unit for all units in excess of 50. The maximum initial escrow deposit shall not exceed \$20,000.
Final residential	\$300	One-third of the total escrow deposit calculated for the preliminary submission.
Preliminary and Final residential	\$600	\$2,500 plus \$50 per unit for the first 50 units, plus \$25 per unit for all units in excess of 50. The maximum initial escrow deposit shall not exceed \$20,000.
Amendments to approved applications - residential	\$700	\$1,500 plus \$50 per unit for the first 50 units, plus \$25 per unit for all units in excess of 50. The minimum escrow deposit fee shall be \$3,000 and the maximum initial escrow deposit shall not exceed \$20,000.
Site plan waiver request	\$300	\$2,000

d. Variance:

Type	Application Fee	Escrow Amount
“C” Variance - residential	\$150	\$1,250
“C” Variance - nonresidential	\$250	\$2,500
“D” Variance - residential	\$500	\$1,500
“D” Variance - nonresidential	\$750	\$3,000

e. Other Review:

Type	Application Fee	Escrow Amount
Appeal of decision of Zoning Officer	\$350	\$1,500
Interpretation of Zoning Map or Ordinance	\$350	\$1,500
Conditional use	\$300	\$2,000
Conceptual Planning Board Review	\$300	\$2,000
Pre-application Meeting with Board Professionals	\$100	\$750
Certification of Pre-Existing Nonconforming Use or Structure	\$300	\$1,500
Administrative Plan Signature Extension	\$50	--
Board Extension of Time for Plan Signature	\$150	\$500
Extension of Vesting Request	\$250	\$1,000
General development plan or amendment	\$1,000	\$7,500
Development permit pursuant to N.J.S.A. 40:55D-34 and/or 40:55D-35	\$500	\$3,000
Special meeting (scheduled and convened for the benefit of an applicant)	\$150	\$1,000
Administrative Waiver of Site Plan Review (for each proposed modification(s) within a single lot. Individual buildings within the same lot shall be subject to a separate application fee.	\$500	N/A

Site plan application fees and escrows for communications and wireless telecommunications towers, antennas, facilities and equipment shall be as follows:

1. If no new tower is proposed, an application fee of \$5,000 and an escrow fee of \$10,000.
2. If a new tower is proposed, an application fee of \$10,000 and an escrow fee of \$20,000.

f. Exemptions from Application Fees.

1. Variance applications for ADA improvements shall be exempt from the payment of application fees as required by this section, provided that the application relates to the disabled person's own living unit.
2. All charitable, philanthropic, fraternal, and religious nonprofit organizations shall be exempt from the payment of application fees as required by this section, provided that:

- (a) The nonprofit organization holds a tax-exempt status under the Federal Internal Revenue Code of 1954 (26 U.S.C. Sections 501(c) or (d)); and
- (b) The nonprofit organization shall preserve open space or farmland as part of the application, and shall not create any new buildable lots.

3. The Board of Education, volunteer fire or first-aid squads with tax-exempt status under the Federal Internal Revenue Code of 1954 (26 U.S.C. Sections 501(c) or (d)), any municipal agency, Mercer County, State of New Jersey, and the federal government or any of their agencies are hereby exempt from the payment of application fees as required by this section.

§ 10-13 ZONING AND ENGINEERING REVIEW FEES.

A nonrefundable application review fee shall be paid to the Township of Hopewell as required by this section. The established fee shall be due at the time of the submission of the permit application.

§ 10-13.1 Engineering Permit Review Fees and Escrow.

- a. Stream corridor disturbance: Fee - \$150.
- b. Floodplain development permit: Fee - \$100
- c. Residential plot plan and/or as-built survey review with site inspection (new homes; in-ground pools; construction of building additions, accessory structures, patios, and similar structures over 200 square feet requiring grading changes greater than 2 ft in elev.): \$500
- d. Minor stormwater review (engineer review of a residential lot): Fee - \$250
- e. Major stormwater review: Fee - \$100; Escrow amount - \$750 plus \$2 for every 100 square feet of disturbance in excess of one acre.
- f. Tree Removal Permit: \$75

§ 10-13.2 Zoning Certificate Fee.

- a. Zoning verification letter: \$50.
- b. Certification of pre-existing nonconforming use or structure: \$100.
- c. Subdivision exemption certificate: \$100.

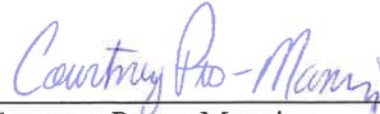
§ 10-13.3 Zoning Permit Review Fee.

- a. Residential.
 - 1. New dwelling: \$75.
 - 2. Addition/alteration of existing dwelling: \$50.
 - 3. Accessory structure: \$30.
- b. Commercial.
 - 1. Principal structure/use: \$125.
 - 2. Change of use/tenant: \$100.
 - 3. Accessory structure/use: \$60.
 - 4. Applications for Administrative Waiver of Site Plan Review: Fee - \$500.00 for each occurrence of a proposed modification(s) within a single lot. Modifications for individual buildings within the same lot shall be subject to a separate application fee.

c. Temporary activity/structure: \$50.

SECTION III. This ordinance shall take effect upon final adoption and publication in accordance with law.

Date Introduced: March 4, 2024
Date Advertised: March 8, 2024
Date Adopted: March 25, 2024



Courtney Peters-Manning
Mayor

Attest:



Katherine Fenton-Newman
Municipal Clerk