

ORDINANCE NO. 13 -2023

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF LOGAN  
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER XII  
ENTITLED "ZONING" OF THE UNIFIED DEVELOPMENT ORDINANCE RELATING TO  
REVIEW FEES (ESCROW DEPOSITS)**

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**WHEREAS**, N.J.S.A. 40:55D-8.b. of the New Jersey Municipal Land Use Law ("MLUL") sets forth that fees charges to an applicant for review of an application for development by a municipal agency, and an appellant pursuant to N.J.S.A. 40:55D-17, shall be reasonable and shall be established by ordinance, in order to cover the administrative costs associates with implementation of the MLUL; and

**WHEREAS**, N.J.S.A. 40:55D-53.2, et seq., of the MLUL, sets forth guidelines by which a municipality can establish a schedule of fees for the payment of professionals for services rendered to a municipality or approving authority for review of applications for development, review and preparation of documents, inspection of improvements, or other purposes as permitted or required under the provisions of the MLUL;

**WHEREAS**, the governing body of the Township of Logan has determined that the Township's existing schedule of fees and review deposits established for the purposes set forth above are inadequate as a result of the current costs of processing and reviewing applications for development within the Township; and

**WHEREAS**, the fees have not been revised or updated since 2006.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the Township of Logan, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

**Section 1.**

Section 2. "Application, Review and Inspection Fees" of Article VI "Performance and Maintenance Guarantees, and Inspection Fees" of the Township's Unified Development Ordinance ("UDO"), adopted on December 28, 2010, via Ordinance No. 19-2010, shall be repealed and replaced, in part, as follows:

Section 2. APPLICATION, REVIEW AND INSPECTION FEES.

- A. Payment of Fees. The processing of Applicants of development shall be subject to payment of the following Application fees, review fees and inspections.
2. REVIEW FEES (ESCROW DEPOSITS). In addition to paying the fees set forth above, the applicant shall pay all costs incurred by the Planning Board, Zoning Board of Adjustment or Township Council for review by their engineer, solicitor, planner or other professionals retained for review purposes. The following fees shall be deposited into an applicant's escrow account by the applicant simultaneously with the filing of an application and the following minimum escrow balances shall be maintained:

a. The schedule for escrows to be posted for residential development site plan applications involving structures shall be as follows:

Units	Initial Escrow Deposit Fee	Minimum Escrow to be Maintained
0 to 5	\$5,000	\$0.00
6 to 20	\$7,500	\$3,000
21 to 49	\$10,000	\$4,000
50 to 100	\$15,000	\$5,000
101 to 1,000	\$20,000	\$10,000

b. The schedule for escrows for preliminary subdivision and major subdivision applications shall be as follows:

Number of lots	Initial Escrow Deposit Fee (Per Lot)	Minimum Escrow to be Maintained
1 to 10	\$5,000	\$500
Next additional 50	\$5,000	\$2,000
Next additional 50	\$5,000	\$2,000
Each lot in excess of 110	\$100	\$2,000

c. The schedule for escrows for minor subdivision and/or lot line adjustment:

Number of lots	Initial Escrow Deposit Fee (Per Lot)	Minimum Escrow to be Maintained
2	\$2,500	\$500
3	\$3,000	\$500
4	\$3,500	\$700
5 or more	\$5,000	\$1,000

d. The schedule of escrows for commercial/industrial development site plan applications not involving structures is as follows:

Acres	Initial Escrow Deposit Fee	Minimum Escrow to be Maintained
0 to 3	\$5,000	\$2,000
In excess of 3	\$7,500	\$2,000

e. The schedule of escrows for commercial/industrial site plan applications involving structures (total floor plan) is as follows:

Square feet	Initial Escrow Deposit Fee	Minimum Escrow to be Maintained
1,250 to 2,500	\$5,000	\$2,000
2,501 to 20,000	\$7,500	\$3,000
In excess of 20,000	\$10,000	\$4,000

- f. Final Major Subdivision Applications: All applications: \$7,500  
Minimum Escrow to be maintained: \$4,000
- g. Conceptual discussions with Township or Board professionals prior to filing application:  
All applications: \$1,500  
Minimum Escrow to be maintained: \$500.00
- h. Preliminary Planned Development Site Plan: \$4,000 plus \$250 per unit or acre of disturbance (or portion thereof) devoted to nonresidential use.  
Minimum Escrow to be maintained: \$2,000
- i. Final Planned Development Site Plan: \$5,000 plus \$175 per unit or acre of disturbance (or portion thereof) devoted to nonresidential use.  
Minimum Escrow to be maintained: \$2,000
- j. Extension of Preliminary or Final Approval: \$2,000  
Minimum Escrow to be maintained: \$250
- k. Waiver of Site Plan Submission: \$1,500  
Minimum Escrow to be maintained: \$50
- l. General Development Plan: \$5,000 per Component Plan plus \$500 per Report and/or Schedule.  
Minimum Escrow to be maintained: \$2,000
- m. Use ("d") Variances: (A) For proposed commercial/industrial use on land one acre or larger \$5,000; (B) All others \$2,500.  
Minimum Escrow to be maintained: (A) \$1,500 (B) \$500.00
- n. All other Variances: \$1,500 for first variance, and \$250 per each additional variance.  
Minimum Escrow to be maintained: \$500
- o. Conditional Use: \$3,500
- p. Administrative Review: \$1,500

**Section 2. Severability.**

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

**Section 3. Repealer.**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**Section 4. When effective.**

This Ordinance shall take effect immediately after second reading and publication as required by law.

TOWNSHIP OF LOGAN

BY: \_\_\_\_\_

  
FRANK W. MINOR, Mayor

**ATTEST:**

  
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LINDA L. OSWALD, Municipal Clerk

First Reading: April 4, 2023  
Second Reading: April 18, 2023  
Adopted: April 18, 2023

**NOTICE**

The Foregoing Ordinance was introduced at a regular meeting of the Mayor and Council of the Township of Logan, in the County of Gloucester and State of New Jersey, held on the 4th of April, 2023. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Council to be held at the Township Building of Logan, 125 Main Street, Bridgeport, New Jersey on the 18th day of April, 2023, at 7:00 P.M at which time any person who is interested thereon would be given the opportunity to be heard. During the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office, 125 Main Street, Bridgeport, New Jersey to the members of the general public who shall request the same.

  
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LINDA L. OSWALD, Municipal Clerk