

**TOWNSHIP OF HAMILTON
ORDINANCE #1827-2016**

**AN ORDINANCE AMENDING CHAPTER 167 OF THE TOWNSHIP CODE
TO PROVIDE FOR OR AMEND THE ADMINISTRATIVE FEES AND ESCROW DEPOSITS
FOR CERTAIN APPLICATIONS BEFORE THE PLANNING BOARD AND/OR THE ZONING
BOARD OF ADJUSTMENT OF THE TOWNSHIP OF HAMILTON, COUNTY OF ATLANTIC**

BE IT ORDAINED by the Township Committee of the Township of Hamilton, County of Atlantic and State of New Jersey that Article II of Chapter 167 of the Code of the Township of Hamilton, entitled Development Fees, shall be amended to read as follows:

SECTION I. Amend §167-6. A., Administrative fees for certain development applications, as follows:

APPLICATION	REQUIRED FEE
Minor Subdivision – Not Creating additional lots	\$ 250.00
Minor Subdivision – Creating one or more additional lots	\$ 250.00 for the 1 st lot \$ 25.00 each additional lot
Preliminary Major Subdivision	
25 lots or less	\$ 300.00 + \$40/market lot
26 to 100 lots	\$ 500.00 + \$25/market lot
101 to 500 lots	\$ 800.00 + \$20/market lot
over 500 lots	\$ 1,200.00 + \$20/market lot
Final Major Subdivision	
25 lots or less	\$ 300.00 + \$40/market lot
26 to 100 lots	\$ 500.00 + \$25/market lot
101 to 500 lots	\$ 800.00 + \$20/market lot
over 500 lots	\$ 1,200.00 + \$20/market lot
Site Plan - Nonresidential	
Under 5,000 SF of building	\$ 600.00
From 5,001 to 10,000 SF of bldg.	\$ 750.00
From 10,001 to 50,000 SF of bldg.	\$ 1,000.00
From 50,001 to 100,000 SF of bldg.	\$ 1,250.00
From 100,001 SF of bldg or greater	\$ 1,500.00
Amendment or Revision to an Approved Site Plan	50% of original fee
Site Plan – Residential & Mixed Use Developments: (i.e. Planned Adult Community, Planned Village Development and Redevelopment Areas)	
Preliminary Application – Residential Units	
25 units or less	\$ 300.00 + \$50/market unit
26 to 100 units	\$ 600.00 + \$25/market unit
101 to 500 units	\$ 800.00 + \$ 15/market unit
over 500 units	\$ 1,200.00 + \$10/market unit
Preliminary Application – Nonresidential elements	Use applicable Nonresidential site plan fee
Final Application – Residential Units	
25 units or less	\$ 300.00 + \$50/market unit
26 to 100 units	\$ 600.00 + \$25/market unit
101 to 500 units	\$ 800.00 + \$ 15/market unit
over 500 units	\$ 1,200.00 + \$10/market unit
Final Application – Nonresidential elements	Use applicable Nonresidential site plan fee
General Development Plan (Planned Village Development only)	\$ 1,000.00
Administrative Review	\$ 300.00

Extension of Approval	\$ 250.00
Conditional Use	\$ 350.00
Request for zoning change; request for designation of a redevelopment or rehabilitation area; redevelopment plan review and recommendation	\$ 300.00
Variance(s):	
Use Variance	\$ 350.00
All other Variances	\$ 50.00 per variance
Appeal or interpretations pursuant to N.J.S.A. 40:55D-70, 72 & 76, including Certificates of Nonconformity	\$ 300.00
Publication of Notices of Hearing	\$ 15.00 plus cost of publication
Publication of Decisions	\$ 15.00 plus cost of publication
Transcripts	\$ Actual Cost + 20%
Zoning Permits	
Residential – new single family dwellings and/or additions to an existing dwelling	\$ 35.00
Residential – new two family and townhouse dwellings	\$ 35.00/unit
Residential – multi family structures	\$ 50.00
Nonresidential – new buildings and/or additions to existing buildings	\$ 50.00
Accessory structures (e.g. detached garages, detached decks, pools, sheds, fences, etc.)	\$ 25.00
Signs	\$ 25.00
Continued Zoning Permit	\$ 25.00
Certificate of Appropriateness	\$ 25.00

SECTION II. Amend schedule of Escrow Fees found in §167-6.B, Review escrows, as follows:

DEVELOPMENT APPLICATION	REQUIRED FEE
Minor Subdivision (preliminary and final)	
without variance	\$ 1,500.00
with variance	\$ 2,000.00
Preliminary Major Subdivision (preliminary and final)	
25 lots or less	\$ 7,000.00
26 to 100 lots	\$ 10,000.00
101 to 500 lots	\$ 12,000.00
over 500 lots	\$ 15,000.00
Site Plan, Nonresidential	
Under 5,000 SF of bldg.	\$ 4,000.00
Under 5001 to 10,000 SF of bldg.	\$ 5,000.00
From 10,001 to 50,000 SF of bldg.	\$ 7,500.00
From 50,001 to 100,000 SF of bldg.	\$ 10,000.00
From 100,001 SF of bldg. or greater	\$ 12,500.00
Amendment or Revision	
To Approved Site Plan	50% of original fee
Residential & Mixed Use Development Site Plans (i.e. Planned Adult Community , Planned Village Development & Redevelopment Area)	
General Development Plan	\$ 5,000.00
Preliminary and Final Site Plan	
Under 25 units or less	\$ 7,000.00
26 to 100 units	\$ 10,000.00

101 to 500 units	\$ 12,000.00
over 500 units	\$ 15,000.00
Administrative Review	\$ 2,000.00
Extension of Approval	\$ 2,000.00
Conditional Use	\$ 500.00
Request for zoning change; request for designation of a redevelopment or rehabilitation area; redevelopment plan review and recommendation	\$ 2,000.00
Variance(s)	
Bulk	\$ 500.00
Use	\$ 1,000.00
Appeals or Interpretation Pursuant to N.J.S.A 40:55D-70, 72 & 76 including Certificate of Nonconformity	\$ 500.00
Tax Map Revisions	\$ Actual cost

SECTION III. REPEALER. All ordinances and parts of the Township of Hamilton heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION IV. SEVERABILITY. If the provisions of any section, subsection, paragraph, subdivision or clause of this Ordinance, or other ordinances re-enacted together with this Ordinance, shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this Ordinance and of the Ordinances re-enacted together with this Ordinance are hereby declared to be severable.

SECTION V. WHEN EFFECTIVE This Ordinance shall take effect immediately upon its final passage and publication as provided by law.

WITNESSED:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF HAMILTON,
COUNTY OF ATLANTIC CITY

RITA MARTINO, RMC
TOWNSHIP CLERK

ROGER SILVA, MAYOR

COMMITTEE MEMBER	MOTION	YES	NO	ABSTAIN	ABSENT
GATTO					
GUISHARD					
KURTZ					
SCHENKER					
MAYOR SILVA					

FIRST READING AND INTRODUCTION: July 5, 2016
FINAL READING AND ADOPTION: