

ORDINANCE NO. 2020-09

AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING VARIOUS CHAPTERS OF THE CODE OF THE TOWNSHIP OF FRANKLIN TO REVISE THE REQUIREMENTS FOR ESCROWS AND FEES.

WHEREAS, the Township Committee wishes to revise Chapter 166 “Driveways,” Chapter 182 “Fees,” and Chapter 225 “Land Use Fees,” of the Code of the Township of Franklin to amend and revise the escrow and fee requirements for certain applications.

NOW, THEREFORE BE IT ORDAINED by the Township Committee of the Township of Franklin, County of Hunterdon, State of New Jersey that Chapter 166 “Driveways,” Chapter 182 “Fees,” and Chapter 225 “Land Use Fees,” of the Code of the Township of Franklin shall be amended as follows:

Section 1:

§ 166-2(C.)(1) shall be amended as follows:

(1) In the event that the Township Engineer determines that additional information is required, the applicant shall pay an ~~initial~~ additional escrow fee of \$1,000. Failure to pay said escrow within five days shall result in the application being denied and shall further result in a stop-work notice to issue.

Section 2:

§182-11. Driveways (Ch. 166) shall be amended as follows:

- A. Driveway Permit Fee: \$60.00.
- B. Agricultural Permit Fee: \$0.00.
- C. Professional Review and Inspection Escrow: \$750.00**

Section 3:

§182-17: Stormwater and Soil Erosion (Ch. 295), Subsection C, shall be amended as follows:

- C. Review escrow for swimming pools, septic system modifications and driveway modifications: ~~\$200~~ \$300; inspection escrow: ~~\$500~~ \$750.

Section 4:

§182-23: Individual Sewage Disposal Systems (Ch. 420) shall be amended as follows:

<u>Type</u>	<u>Fee</u>
Individual, application and plans to locate	Fee determined by Hunterdon County
License for operating, 3 years	Eliminated
License for operating, annual	Eliminated
Application to alter	Fee determined by Hunterdon County
Application to Repair	Fee determined by Hunterdon County
Application renewal	Eliminated
<u>Application for Septic Waiver</u>	<u>Professional Review Escrow: \$500</u>

Section 5:

§225-1. Application Fees shall be amended as follows:

Each application or appeal to the Land Use Board shall be accompanied by payment of a fee. The fees are nonrefundable and are as shown on the attached Schedule A. (Please note that Schedule A will be changed from time to time by ordinance. Make sure that you refer to the most recent ordinance regarding fee schedules.)

**Schedule A
Application Fees**

Application For	Fees
Minor subdivision	
Creation of new lot, each	\$100 plus \$75, remaining land
Variance application, each	\$250
Major subdivision	
Sketch, per lot	\$50
Preliminary, per lot	\$500, plus \$200 each new lot
Final, per lot	\$500, plus \$200 each new lot
Variance, per request	\$250
Site plan	
Preliminary	
Minor/waiver	\$50
Major	
Nonresidential	\$350 <u>\$750 + \$250/acre</u> , plus \$0.05 per square foot of new building, plus \$0.01 per square foot of disturbance
Residential, per lot	\$200 <u>\$750+\$250/acre, plus \$20/Dwelling Unit</u>

**Schedule A
Application Fees**

Application For

Fees

Maximum Preliminary Fee: \$20,000

Final

Major

Nonresidential

50% of preliminary major site plan fee

Residential, per lot

50% of preliminary major site plan fee

Maximum Final Fee: \$10,000

Change of use

\$150

Appeal pursuant to N.J.S.A.
40:55D-70(a)

\$75

Appeal pursuant to N.J.S.A.
40:55D-70(b)

\$75

Appeal pursuant to N.J.S.A.
40:55D-70(c)

\$250 plus \$150 per meeting

Appeal pursuant to N.J.S.A.
40:55D-70(d)

\$250 plus \$150 per meeting plus cost of transcript

Informal/conceptual review

~~No charge~~ **\$100**

Formal (professional) review

\$1,500 escrow, plus \$100 per meeting (single-family) or
\$300 per meeting (all others)

Extension of approval request

No charge

Resubmission for amended
approval

20% of original fee

Application to Land Use Board
for property rezoning

~~\$250~~ **\$500**

Tax Map changes

\$150, plus \$50 per lot

Environmental impact statement
filing fee

No charge

Boundary line adjustments
involving the relocation of lot
lines among two or more lots
where no new building lot is
created

\$200

Request for special meeting of
Land Use Board

\$750, \$100 of which is paid as a nonrefundable
administrative charge; the Land Use Board shall have the
right to waive this fee if it is deemed appropriate

Section 5:

§225-3 – Subdivision and variance escrow accounts, shall be amended as follows:

Schedule B
Subdivision and Variance Escrow Fees

Escrow Account	Fee
Subdivision and variance	
Subdivision and review sketch plan/minor subdivision/boundary line change/merger	\$1,500 per lot
Major subdivision, preliminary	\$1,500 per lot
Variance applications not associated with applications for subdivision of land or site plan review	
N.J.S.A. 40:55D-70a	\$300 <u>\$500</u>
N.J.S.A. 40:55D-70b	\$300 <u>\$500</u>
N.J.S.A. 40:55D-70c	\$500
N.J.S.A. 40:55D-70d	\$750 <u>\$1,500</u>
Relating to size of design	\$300 <u>\$500</u>
Variance applications associated with a site plan review brought before Land Use Board	\$1,500
Applications to Land Use Board for property rezoning	
10 acres or less	\$1,250
More than 10 acres	\$2,500
Submission of environmental impact statement	\$150 <u>\$300</u>
Site plan	

Schedule B
Subdivision and Variance Escrow Fees

Escrow Account	Fee
Preliminary	
Change of use	\$300 <u>\$500</u>

Section 6:

Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder off this Ordinance shall not be affected thereby.

Section 7:

Repealer. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

Section 8:

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Committee of the Township of Franklin held on September 10, 2020 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on October 8, 2020 at 7:30 p.m. or as soon thereafter as the Township Committee may hear this Ordinance Online at <https://us02web.zoom.us/j/83096446373> and/or at the Municipal Building, 202 Sidney Road, Pittstown, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.


Christine Burke
Township Clerk



Additional Information:

Scheduled Zoom meeting.

Topic: Town Committee

Time: Sep 10, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83096446373>

Meeting ID: 830 9644 6373

One tap mobile

+13126266799,,83096446373# US (Chicago)

+16465588656,,83096446373# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 830 9644 6373

Find your local number: <https://us02web.zoom.us/j/83096446373>