

O-12-2009

**ORDINANCE OF THE BOROUGH OF SWEDESBORO AMENDING  
CHAPTER 21 OF THE SWEDESBORO CODE ENTITLED  
“LAND USE PROCEDURES”**

**WHEREAS**, from time to time it becomes necessary to update the Code of the Borough of Swedesboro; and

**WHEREAS**, the Mayor and Borough Council of the Borough of Swedesboro deems it is the best interest of the Borough of Swedesboro to amend the fees assessed for various Land Use Applications.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Swedesboro the following:

Chapter 21, Article 32 of the Borough of Swedesboro Code is hereby repealed and replaced with the following:

No subdivisions, development, site plans shall be approved and no building permits shall be issued by the Borough of Swedesboro until such time as all application fees have been paid and all escrow accounts established for inspections, in accordance with the following provisions. The escrow fees are required at the time of submission and are considered minimum deposits. An application for development shall not be deemed complete until all required fees have been paid. Fees and escrow deposits shall be as follows:

A. Schedule of subdivision and site plan fees.

(1) Minor subdivision:

- (a) Application fee: \$100.
- (b) Professional Review: \$2500.
- (c) Tax Map revision fee: \$85/per lot

(2) Preliminary major subdivision

- (a) Application fee: \$1250 plus \$50/per lot.
- (b) Professional Review:
  - (i) 0-30 lots: \$10,000.
  - (ii) 31 or more lots: \$10,000. + \$75/per lot over 30
  - (iii) Substantial Revision: 50% of original escrow
  - (iv) Extension: \$500

(3) Final major subdivision

- (a) Application fee: \$1250 plus \$50/per lot.
- (b) Professional Review: 50% of original escrow
- (c) Tax Map revision fee: \$75/per lot
- (d) Substantial Revision: 50% of original escrow
- (e) Extension of Final Approval: \$500

(4) Informal Review/Concept Plan

- (a) Professional Review: \$1000.

(5) Minor Site Plan

- (a) Application fee: \$500
- (b) Professional review: \$3000

(6) Preliminary Major Site Plan

- (a) Application fee: \$500
- (b) Commercial/Industrial
  - (i) 0-3 acres: \$3000
  - (ii) 3 + acres: \$3000 plus \$500/ea. Additional acre
- (b) Residential: \$10,000 + \$75/each lot over 30
- (c) Substantial Revision: 50% of original escrow
- (d) Extension of Preliminary Approval: \$500

(7) Final Major Site Plan

- (a) Application fee: \$500
- (b) Commercial/Industrial
  - (i) 0-3 acres: \$3000
  - (ii) 3 + acres: \$3000 plus \$500/ea. Additional acre
- (b) Residential: 50% of original escrow for Preliminary
- (c) Substantial Revision: 50% of original escrow for Final
- (d) Extension of Final Approval: \$500

(8) Informal Review/Concept Plan

- (a) Professional Review: \$1000.

(9) Site Plan Waiver Application

- (a) Application Fee: \$500
- (a) Professional Review: \$500

B. Use Variance Application fees (applications made under N.J.S.A. 40:55D-70d)

- (1) Application Fee: \$350
- (2) Professional Review: \$1250

C. Bulk Variance Application fees (applications made under N.J.S.A. 40:55D-70c)

- (1) Application Fee for Residential \$75, all others \$100
- (2) Professional Review: \$500 for all except Sign Variances which is \$1000

D. Zoning Permit fee: \$20

E. Conditional Use Applications

- (1) Application Fee: \$350
- (2) Professional Review: \$1000

F. Interpretations (applications made under N.J.S.A. 40:55D-70b)

- (1) Application Fee: \$100
- (2) Professional Review: \$500

G. Appeals (applications made under N.J.S.A. 40:55D-70a)

- (1) Application Fee: \$100
- (2) Professional Review: \$250

**NOW, THEREFORE BE IT FURTHER ORDAINED**, that Chapter 21 Section 32.1 is Hereby repealed and replaced by the following:

Escrow fees shall be applied to professional costs charged by the Borough's professional consultants for services rendered in the review of the Application. Additional escrow fees shall be required when the original escrow amount is depleted by 50% or more and the Application review is still in progress. The amount of additional escrow fees required shall be the difference between the remaining escrow amount and the original escrow fees deposited. The review of any Application which is found to be deficient in the required escrow monies shall cease until the additional escrow fees are deposited.

**NOW, THEREFORE BE IT FURTHER ORDAINED**, that Chapter 102 Section 7A is

Amended where any reference to fees are made and replaced with “fees as set by Chapter 21 Section 32.”

**NOW, THEREFORE, BE IT FURTHER ORDAINED**, by the Borough Council and the Borough of Swedesboro this Ordinance shall become effective upon final passage and publication as provided by law.

**BOROUGH OF SWEDESBORO**

By: \_\_\_\_\_  
Thomas Fromm, Mayor

Attest:

\_\_\_\_\_  
Dolores M. Connors, Clerk

## **CERTIFICATION**

The foregoing Ordinance was introduced at a Regular Meeting of the Borough of Swedesboro held on the 2nd day of March, 2009, and will be considered for final passage and amendment at a meeting to be held on the 6<sup>th</sup> day of April, 2009, at 7:00 p.m., at the 1500 Kings Highway, Swedesboro, NJ, at which time any person interested therein will be given an opportunity to be heard.

---

Dolores M. Connors, Clerk