

Introduced	J. CERVIERI	Date of Introduction	July 23, 2009
Seconded	A. POKAN	Public Hearing	August 13, 2009
		Postponed to:	September 10, 2009
		Date of Adoption	September 10, 2009

BOROUGH OF FORT LEE

ORDINANCE # 2009-28

**AN ORDINANCE AMENDING CHAPTER 261 LAND USE PROCEDURES,
APPENDIX A: "CHECKLISTS FOR DEVELOPMENT APPLICATIONS,"
APPENDIX B: "FEES AND ESCROW FUNDS," AND ESTABLISHING
APPENDIX C: "ENVIRONMENTAL QUESTIONNAIRE" OF THE
REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE**

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 261, Land Use Procedures, Appendix A: "Checklists for Development Applications," Appendix B: "Fees and Escrow Funds," of the Code of the Borough of Fort Lee, are hereby amended as follows and Appendix C: "Environmental Questionnaire" is hereby established:

Section 1. The current text of Paragraph "A" of Appendix A: "Checklists for Development Applications" is hereby replaced with the following:

A. All applicants before the Planning Board or Zoning Board of Adjustment shall provide all information requested in the Application for Development form. In addition to the Application for Development form, applicants shall also provide the following:

1. Information requested in the One- & Two-Family Detached Construction, Additions and Accessory Structures (Decks/Sheds) form, if the applicant is submitting an application for construction of a new one- or two-family dwelling, for an addition to a one- or two-family dwelling, or for construction of an accessory structure, including

but not limited to a deck or shed, on a parcel developed with a one- or two-family residential dwelling.

2. Information requested in the Subdivision form, if the applicant is submitting a Subdivision application.
3. Information requested in the Site Plan form, if the applicant is submitting a Site Plan application.
4. Information requested in the Signage form, if the applicant is submitting a Signage application.

Section 2. The current text of Paragraph "D - Application Fee Schedule" of Appendix B: "Fees and Escrow Funds" is hereby replaced with the following:

D. Application Fee Schedule

1. Applications for minor site plans: \$300
2. Applications for preliminary major site plans: \$500
3. Applications for final major site plans: \$400
4. Applications for minor subdivisions: \$300 plus \$100 per lot
5. Applications for preliminary major subdivisions: \$500
6. Applications for final major subdivisions: \$300 plus \$50 per lot
7. Applications for "c" variances:
 - a. Applications relating to properties whose principal use is a single-family home: \$100
 - b. All other applications" \$300
8. Applications for "d" variances:
 - a. Applications relating to properties whose principal use is a single-family home: \$200
 - b. All other applications" \$400
9. Court Reporter Appearance Fees
 - a. Applications involving single-family homes: Exempt
 - b. Applications involving two-family homes: \$100
 - c. Applications for three-family homes: \$250
 - d. Applications involving signage only: \$100
 - e. Applications involving minor site plan: \$250
 - f. Applications involving preliminary/final major site plan; subdivisions (minor and major); telecommunications facilities: \$350

- e. Transcripts may be ordered by the applicant and/or the applicant's attorney through the court reporter directly. Payment will be made by the applicant and/or the applicant's attorney directly to the court reporter.
- 10. Interpretation and/or appeal of Zoning Officer's decision
 - a. Applications for one and two-family dwellings: \$100
 - b. Applications for multiple dwellings: \$200
 - c. Applications for commercial property: \$200
 - d. Applications for signage: \$100
- 11. Total application fee for any individual application shall not exceed \$6,000

Section 3. The current text of Paragraph "E - Escrow Schedule" of Appendix B: "Fees and Escrow Funds" is hereby replaced with the following:

E. Escrow Schedule

- 1. Applications for minor site plans: \$1,500
- 2. Applications for preliminary major site plans: \$3,500
- 3. Applications for final major site plans: \$2,000
- 4. Applications for minor subdivisions: \$2,000
- 5. Applications for preliminary major subdivisions: \$3,500 up to ten (10) lots, plus \$250 for each five (5) lots, or fraction thereof, over the first ten (10) lots
- 6. Applications for final major subdivisions: \$1,000
- 7. Applications for "c" variances: \$750
- 8. Applications for "d" variances: \$1,000
- 9. Legal Deposit
 - a. Applications involving one-family and two-family dwellings: \$500
 - b. Applications for minor or major site plan approval: \$1,000
 - c. Applications for minor or major site plan approval with minor subdivision: \$1,200
 - d. Applications for minor or major site plan approval with major subdivision: \$1,500
 - e. Applications for signage: \$750
 - f. Applications for interpretation and/or appeal: \$500
- 10. Planner Deposit
 - a. Applications involving one, two and three-family dwellings: \$1,000
 - b. Applications involving minor site plan approval: \$1,500
 - c. Applications involving major site plan: \$1,500
 - d. Applications involving signage: \$750
- 11. Applications involving telecommunications facilities: \$4,000 for the purpose of special engineering (radio frequency study) in addition to

- escrow amounts listed above for applications for minor or major site plan approval and "c" or "d" variance(s), as applicable
12. At the Board's discretion, a "traffic engineering escrow" may be required.
 13. Façade Review/Design Architect for Development in Downtown Overlay District, Commercial Nodes and Corridors Overlay Districts:
 - a. Applications involving addition/alteration: \$ 750
 - b. Applications involving minor site plan: \$1,000
 - c. Applications involving major site plan: \$1,500

Section 4. The current text of Paragraph "F – Special Meetings" of Appendix B: "Fees and Escrow Funds" is hereby replaced with the following:

F. Special Meetings

1. Special Meetings Fee: \$500
2. Special Meetings Escrow: \$1,500

Note: Services for Board Recording Secretary, Board Court Reporter and Board Clerk will be satisfied out of this escrow.

Section 5. Appendix C: "Environmental Questionnaire" is hereby established to read as shown in the attached Schedule 1. (Available in the Office of the Borough Clerk)

Section 6. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

Section 7. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE

Mark J. Sokolich
Mark J. Sokolich, Mayor

Introduced	J. CERVILAS	Date of Introduction	June 13, 2013
Seconded	N. SCHMER	Public Hearing	July 18, 2013
		Date of Adoption	July 18, 2013

BOROUGH OF FORT LEE

ORDINANCE # 2013-18

AN ORDINANCE AMENDING CHAPTER 261 LAND USE PROCEDURES, APPENDIX B: "APPLICATION FEE SCHEDULE," AND APPENDIX B: "FEES AND ESCROW FUNDS" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE

BE IT ORDAINED, by the Mayor and Council of the Borough of Fort Lee, County of Bergen and State of New Jersey, that Chapter 261, Land Use Procedures, Appendix B: "Fees and Escrow Funds," of the Code of the Borough of Fort Lee, are hereby amended as follows:

Section 1. The current text of the following sections of Paragraph "D - Application Fee Schedule" of Appendix B: "Fees and Escrow Funds" is hereby amended to replace or add the following:

D. Application Fee Schedule

- 3. a. Applications for amendment to site plan: \$300
- 9. b. Applications involving two-family homes: \$250

Section 2. The current text of the following sections of Paragraph "E - Escrow Schedule" of Appendix B: "Fees and Escrow Funds" is hereby amended to replace or add the following:

E. Escrow Schedule

- 3. a. Applications for amendment to site plan: \$2,000
- 9. b. Applications for minor or major site plan approval and amendment to site plan: \$1,000
- f. Applications for interpretation and/or appeal: \$750

- 10. e. Subdivisions: \$1,000
- f. Interpretation and/or appeal: \$750
- 14. Site Plan Approvals/Additional Escrow Following Memorialization
 - a. Legal: \$2,500
 - b. Engineering: \$2,500

Section 3. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

Section 4. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

ATTEST:

Neil Grant

Neil Grant
Borough Clerk

BOROUGH OF FORT LEE

Mark Sokolich

Mark Sokolich, Mayor