

BOROUGH OF NORTHVALE

GENERAL INFORMATION
PLANNING BOARD AND BOARD OF ADJUSTMENT

Planning Board

116 Paris Avenue
Northvale, New Jersey 07647
Board Secretary – *Julia Martino - Ext: 213*
Telephone – (201) 767-3330 extension

Meetings held on:

First and Third Wednesday of each month
November and December Meeting is on the First
Wednesday (due to the Holidays)
Meetings held at 7:30 p.m.

Board of Adjustment

Same information as above
(Planning Board)

APPLICATION INFORMATION

TYPE OF APPLICATION

FORMS REQUIRED

SITE PLAN APPROVAL	FORMS 1 AND 2
SITE PLAN APPROVAL WITH VARIANCE (S)	FORMS 1, 2 AND 4
SITE SUBDIVISION APPROVAL	FORMS 1 AND 3
SITE SUBDIVISION APPROVAL W/ VARIANCE(S)	FORMS 1, 3 AND 4
VARIANCE APPROVAL	FORMS 1 AND 4
BULK VARIANCE APPROVAL	FORMS 1 AND 4
USE VARIANCE APPROVAL	FORMS 1 AND 4
CONDITIONAL USE VARIANCE APPROVAL	FORMS 1, 2 AND 4
APPEAL FROM ADMINISTRATIVE OFFICER	FORMS 1, 2 AND 4
INTERPRETATION OF ZONING MAP	FORMS 1, 2 AND 4
INTERPRETATION OF ZONING ORDINANCE	FORMS 1, 2 AND 4

INSTRUCTIONS FOR APPLYING TO THE
PLANNING BOARD OR BOARD OF ADJUSTMENT

Attached for your information are instructions and application forms for applying to the Northvale Planning Board or Board of Adjustment. Adherence to these instructions, completeness of the application forms and submittal of required documentation will expedite the processing of your application. Please read these instructions carefully.

Revised
12/20/19

PLANNING BOARD – INSTRUCTIONS

Instructions are as follows, but not limited to the following:

Applicants shall submit eighteen (18) completed copies of the required application forms, sets of plans (including revised), exhibits, affidavits, attachments or any other pertinent documentation to the Board secretary.

The Borough/Board Engineer will receive a copy of the application for his review and completeness. All comments shall be addressed by the applicant prior to a Board review. Exceptions to the comments shall be presented to the Board for review. After compliance to the above, the Board will then formally review and comments on the application. When the application is deemed complete, the applicant will be advised when they will be placed on the agenda for a formal hearing at which time the applicant will notify the surrounding property owners and municipalities and/or advertise in the approved newspapers the date of hearing.

Applicants or their authorized agents MUST be present at all scheduled meetings.

Corporations MUST be represented by an Attorney.

A Commercial Maintenance Ordinance has been adopted by the Borough of Northvale requiring all Commercial and Industrial applicants to post a maintenance performance bond upon issuance of a Building Permit and/or Certificate of Occupancy.

Materials to be used shall be described and noted on all applicable plans.

The Board Secretary will to publish the Notice of Decision in the approved newspaper.

Compliance with Exhibit Requirements (Pages 4 and 5).

If prior approvals have been granted on this property by the Board of Adjustment, notification of this application shall be submitted to that Board by certified mail, return receipt requested.

BOARD OF ADJUSTMENT – INSTRUCTIONS

- SAME AS PLANNING BOARD INSTRUCTIONS

Revised
8/8/11

EXHIBIT REQUIREMENTS

Applicants for approval of the following: Site Plan, Site Subdivision, Bulk Variance, Use Variance, Interpretation of Zoning Map and Interpretation of Zoning Ordinance shall submit but not be limited to the following exhibits:

EXHIBIT A

1. Key Map.
2. Site plan with topographical elevations.
3. Limiting schedule (per Article VI, Section 74-23 of the Northvale Zoning Code) shall be listed on the Site Plan.
4. Drainage plans with calculations.
5. Front elevation of building.
6. Rear elevation of building.
7. Side elevations of building.
8. Floor plans.
9. Site lighting plan with fixture type and intensity, location and lighting distribution patterns.
10. Landscape plan with fence details.
11. Any additional documentation required by the Board.

Applicants for approval of the following: Site Plan with Variances, Site Subdivision with Variances and Variance Approval shall submit but not be limited to the following exhibits:

EXHIBIT B

1. All requirements listed in Exhibit A.
2. A list of property owners within 200 feet from all points of the property affected by this application. The list shall contain the property owners name, address, block and lot numbers and shall be certified by either the borough Tax Assessor or the borough Tax Collector.
3. Written certification by the borough Tax Collector that all property taxes are current.

4. Copy of the denial letter from the Zoning Official on which this application is based.
5. Affidavit of Publication, (FORM 4, Page 3 of 5) shall be published in the legal section of the Bergen Record or the Press Journal at least ten (10) days prior to the public hearing date set by the Board.
A signed Affidavit of Publication shall be given to the Board secretary prior to the formal hearing.
Affidavit of Publication is in an approved format; any deviation must first be approved by the Board prior to its use.
6. Notice of Hearing, (FORM 4, Page 4 of 5) shall be served upon all property owners within 200 feet via certified mail, return receipt requested, at least ten (10) days prior to the public hearing date set by the Board.
Property owners and Borough Clerks in other municipalities within 200 feet of the property including Rockland County must also be notified.
A signed Notice of Hearing shall be given to the Board secretary prior to the formal hearing.
Notice of Hearing is in an approved format; any deviation must first be approved by the Board prior to its use.
7. An executed and duly notarized Affidavit of Service (FORM 4, Page 5 of 5) shall be submitted to the Board secretary prior to the start of the public hearing. Also, submit to the Board secretary the original certified mail receipts and return cards. These cards indicate that the Notice of Hearing form was mailed and received by the property owners.
The Board prohibits the use of personal service and will not hear your application if used.
8. A check or money order payable to the Borough of Northvale in the amount stipulated by the Board and in accordance with the Northvale Fee Ordinance shall be submitted to the Board secretary prior to the public hearing. Engineering and Legal escrow fees shall be posted immediately after the work session.
9. Variances are void six months after final disposition if not acted upon by the applicant.

BOROUGH OF NORTHVALE
NORTHVALE, NEW JERSEY

APPLICATION TO BOARD

APPLICATION

Date: _____

Application to: PLANNING BOARD BOARD OF ADJUSTMENT

Type of application:

- Site Plan Site Plan with variances
- Site Subdivision Site Subdivision with variances
- Variance Bulk Variance Conditional Use Variance
- Use Variance Appeal from Administrative Officer
- Interpretation of Zoning Map
- Interpretation of Zoning Ordinance

Block _____ Lot _____ Zone _____

Location of Property _____

Applicants name _____ Phone _____

Address _____

Owner of property _____ Phone _____

Address _____

Name of Corporation _____ Phone _____

Name of Partnership _____ Phone _____

Address _____

Attorney _____ Phone _____

Address _____

Architect _____ Phone _____

Address _____

Engineer _____ Phone _____

Address _____

Is applicant contract purchaser of property Yes No

Copy of the Contract of Sale attached Yes No

Existing deed restrictions on property Yes No

If Yes, attach copy of deed.

Previous appeals to: Planning Board Yes No

Board of Adjustment Yes No

If Yes, indicate on a separate page the nature of appeal, date, action taken and attach all applicable documentation.

AFFIDAVIT OF APPLICATION

STATE OF NEW JERSEY)
) SS.:
COUNTY OF

_____ of full age, being duly sworn according to law, on oath deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.

Applicant

Sworn to and subscribed before
me this _____ day of _____, 20__

Notary Public, State of New Jersey

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)
) SS.:
COUNTY OF

_____ of full age, being duly sworn according to law on oath deposes and says, that the deponent resides at _____ in the _____ of _____ in the County of _____ and State of _____, that _____ is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the municipality aforesaid, and known and designated as _____.

Owner

Sworn to and subscribed before
me this _____ day of _____, 20__

Notary Public, State of New Jersey

APPLICATION AUTHORIZATION

If anyone other than the above owner is making this application, the following authorization must be executed.

To the Planning Board Board of Adjustment

_____ is hereby authorized to make the
within application.

Date _____

Owner

BOROUGH OF NORTHVALE
NORTHVALE, NEW JERSEY

APPLICATION FOR SITE PLAN APPROVAL

- Date: _____
- Preliminary Site Plan per NJSA 40:55D-46
 Minor Site Plan per NJSA 40:55D-46.1
 Final Site Plan w/o preliminary per NJSA 40:55D-50
 Final Site Plan after preliminary per NJSA 40:55D-50

Block _____ Lot _____ Zone _____

Location of property _____

BULK REQUIREMENTS

ITEM	EXISTING	REQUIRED	PROPOSED	VARIANCE REQ
Use	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot area	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot width	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot depth	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Frontage	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Front yard setback	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Side yard setback	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Rear yard setback	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building coverage	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Green area	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building height	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Number of stories	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Parking stalls	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stall size	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

If variances are required complete Form 4 (Pages 1 thru 5).

- Zoning calculations based on:
- A. Existing building area: _____
 - B. Proposed building area: _____
 - C. Proposed gross floor area: _____
 - D. Parking calculation: _____

Is site to be used for commercial purposes ? Yes No
 If Yes, on a separate page list all the names and addresses of all stockholders or individual partners owning at least 10% of stock of any class or at least 10% of interest in the partnership per NJSA 40:55D-48.1.

BOROUGH OF NORTHVALE
NORTHVALE, NEW JERSEY

APPLICATION FOR SITE SUBDIVISION

- Minor Site Subdivision per NJSA 40:55D-47
 Preliminary Subdivision per NJSA 40:55D-48
 Major Subdivision per NJSA 40:55D-50

Date: _____

Block _____ Lot _____ Zone _____

Location of property _____

Existing size of tract _____ Area of entire tract _____

Number of existing lot(s) _____ Number of proposed new lot(s) _____

Proposed lot(s) size 1. _____ 2. _____ 3. _____

Variiances required Yes No
If Yes, complete Form 4 (Pages 1 thru 5).

Proposed lot(s) abuts Improved Street per NJSA 40:55D-35
 Unimproved Street per NJSA 40:55D-35

Development plans Sell lot(s) only
 Construct home(s) for sale
 Other (state) _____

Is applicant a corporation or partnership? Yes No
If Yes, and if subdivision is for 6 or more lots, on a separate page all the names and addresses of all stockholders or individual partners owning at least 10% of stock of any class or at least 10% of interest in the partnership per NJSA 40:55D-48.1.

BOROUGH OF NORTHVALE
NORTHVALE, NEW JERSEY

APPLICATION FOR VARIANCES

ATTACHMENT FOR VARIANCES

Date: _____

Block _____ Lot _____ Zone _____

Location of Property _____

APPEAL FROM ADMINISTRATIVE OFFICER per NJSA 40:55D-70A

If appeal is alleging that an error in any order, requirement, decision or refusal made by an administrative officer of the Borough of Northvale based on or made in enforcement of a zoning ordinance, indicate on a separate page the procedural history of the application and attach a copy of the order, requirement, decision or refusal of the administrative officer.

INTERPRETATION OF ZONING MAP per NJSA 40:55D-70B

INTERPRETATION OF ZONING ORDINANCE per NJSA 40:55D-70B

If request is for an interpretation of the zoning map or zoning ordinance or specific zoning issue(s), indicate on a separate page the procedural history of request stating all applicable section(s) of the Northvale zoning ordinance and attach all documentation that will assist the zoning interpretation.

BULK VARIANCE APPROVAL per NJSA 40:55D-70C

Indicate on a separate page the exceptional topographic (narrowness, shallowness or property shape etc.) or any other exceptional condition(s) that makes zoning ordinance compliance an undue hardship and the procedural history of the property.

USE VARIANCE APPROVAL per NJSA 40:55D-70D

1. Indicate the existing and intended use of the property.

2. If for expansion of an existing non-conforming use indicate on a separate page the procedural history of the property and submit proof of when property became non-conforming.

3. If any other relief is requested from NJSA 40:55D-70D indicate on a separate page the type of relief and the procedural history of the property.

[] *ADDITIONAL INFORMATION REQUIRED*

4. Indicate all exceptional conditions of the property that prevents zoning ordinance compliance.

Also, state the specific zoning ordinance article, section, requirement and proposed variation.

Zoning Ordinance _____

Article _____ Section _____

Required _____

Variation _____

Zoning Ordinance _____

Article _____ Section _____

Required _____

Variation _____

Zoning Ordinance _____

Article _____ Section _____

Required _____

Variation _____

Zoning Ordinance _____

Article _____ Section _____

Required _____

Variation _____

BOROUGH OF NORTHVALE
NORTHVALE, NEW JERSEY

AFFIDAVIT OF PUBLICATION

(The Bergen Record)

(start of notice)

Date:

NORTHVALE
New Jersey

Notice is hereby given that (Applicant or Authorized Agent) will appear before the (Planning Board or Board of Adjustment) of the Borough of Northvale, at the municipal building, 116 Paris Avenue, Northvale, New Jersey, on (Day), (Date), 20__ at 7:30 p.m. to request _____ for property located at Block _____ Lot(s) _____, Northvale, New Jersey.

All documents relating to this application will be available for inspection by the public between the hours of 9:00 a.m. and 4:30 p.m. on legal business days at the Borough Clerk's Office in the municipal building, 116 Paris Avenue, Northvale, New Jersey 07647.

(end of notice)

Applicant

BOROUGH OF NORTHVALE
NORTHVALE, NEW JERSEY

NOTICE OF HEARING

(start of notice)
TO WHOM IT MAY CONCERN:

Date:

Please take notice that the undersigned has appealed to the
(Planning Board or Board of Adjustment) for a variance from the
terms of the Northvale Zoning Ordinance _____
Article(s) _____ Section(s) _____
so as to permit _____

_____ on the property at Block _____ Lot _____
located at _____
which is within 200 feet of property owned by you.

This appeal is now on the (Planning Board or Board of Adjust-
ment) calendar and a public hearing has been scheduled for _____,
20 ____, at 7:30 p.m. in the municipal building, 116 Paris Avenue,
Northvale, New Jersey, at which time you may appear in person, by
authorized agent or attorney and present any objection or com-
ments to the granting of this appeal.

This notice is being sent by the applicant, by order of the
(Planning Board or Board of Adjustment).

Respectfully,

Applicant

(end of notice)

BOROUGH OF NORTHVALE
NORTHVALE, NEW JERSEY

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY)
) SS.:
COUNTY OF

_____ of full age, being duly sworn according to law, on oath deposes and says; that the deponent resides at _____ in the _____ of _____, in the

County of _____ and State of _____.

That on _____, 20____, the deponent did serve a copy of the Notice of Hearing on all property owners within 200 feet of Block _____ Lot _____ located at _____

_____ whose names and addresses appear on the annexed list by mailing a copy of said Notice of Hearing to each of said property owners at the address given on said annexed list by Certified Mail, Return Receipt Requested, said list and return receipts being annexed hereto.

_____ Applicant

Sworn to and subscribed before
me this _____ day of _____, 20_____.

Notary Public, State of New Jersey

ZONING

200 Attachment 1

Limiting Schedule
Northvale District Zoning Code

[Amended 12-10-1980 by Ord. No. 450-D; 12-23-1981 by Ord. No. 450G; 8-10-2010 by Ord. No. 876-2010]

Requirement	District									
	R 12.5	R 7.5	Church	Cond. A	C	C-1	C-2	PO	LI	LI-1
Lot area (square feet)	12,500	7,500	40,000	15,000	7,500	7,500	40,000	9,500	40,000	40,000
Lot width (feet)	100	75	200	75	75	75	200	50	200	200
Lot depth (feet)	100	100	200	200	100	100	200	100	200	200
Lot frontage	60	60	120	120	60	60	120	50	120	120
Front yard setback (feet) ⁴	30	25	30	25	25	5 ²	50	5	50	50
Side yard setback (feet)	10 ¹	10	10	10	10	10	25	10	25 ³	25 ³
Rear yard setback (feet)	30	30	30	30	40	40	50	40	50 ³	50 ³

Requirement	District									
	R 12.5	R 7.5	Church	Cond. A	C	C-1	C-2	PO	LI	LI-1
Maximum lot coverage	25%	25%	25%	25%	25%	40%	50%	75%	50%	50%
Green area	50%	50%	50%	30%	30%	20%	25%	10%	25%	25%
Maximum height (feet)	30	30	60	35	30	30	35	2 1/2 stories/35 feet	35	35
Parking								1 space per 250 square feet of gross floor area		

NOTES:

- 1 Aggregate of two sides, minimum 25 feet.
- 2 Or 35 feet from the center line of the roadway, whichever is greater.
- 3 Except as necessary to accommodate railroad sidings.
- 4 The distance as set forth herein shall not be applicable in the event that there are existing buildings on the same side of the street in the given area, in which case the average setback line of the existing buildings on the same side of the street shall prevail.

ZONING

200 Attachment 2

Limiting Schedule for Storage Sheds
Northvale Zoning Code
[Added 12-23-1981 by Ord. No. 450-G;
amended 7-10-1985 by Ord. No. 543-85]

Requirement	District		
	R 12.5	R 7.5	Residential Use in C-1 Zone
Maximum floor area (square feet)	120	120	120
Maximum height for flat roof shed (feet)	8	8	8
Maximum height, for peaked roof shed from lowest point of grade level (feet)	10	10	10

NOTE:

Location.

- (1) Storage sheds shall be located as follows:
 - (a) At a distance no less than five (5) feet from the rear lot line and no less than five (5) feet from the side lot line; provided, however, that if the location of the storage shed will encroach on the rear building line, it must comply with the limiting schedule provision set forth in § 200-25.
 - (b) In the rear quadrant of the property that is farthest from the surrounding streets, if it is to be located on a corner lot.
 - (c) In the case of a lot fronting on two (2) streets, other than a corner lot, at a maximum depth of one-half (1/2) of the length of the side lot line, plus ten (10) feet.
- (2) The provisions of this limiting schedule shall govern the location of any storage shed, notwithstanding any other provision contained in Chapter 200, Zoning, to the contrary.

|| LAND DEVELOPMENT APPL'N ||

Apl: Nam: Bk: Lot: Qu:

- | | |
|---|---|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Minor Site Plan |
| <input type="checkbox"/> Major Subdivision - Prelim | <input type="checkbox"/> Major Site Plan - Prelim |
| <input type="checkbox"/> Major Subdivision - Final | <input type="checkbox"/> Major Site Plan - Final |
| <input type="checkbox"/> Amended Subdivision | <input type="checkbox"/> Amended Site Plan |
| <input type="checkbox"/> General Development Plan | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Informal Review / Concept Plan | <input type="checkbox"/> Other: |

Type of Variance Requested -

- A (Appeal)
- B (Interpretation)
- C1 (Non-Standard Shape, Setback, Topology)
- C2 (Special Reasons)
- D (Use or Size Variance)

Comments:

|| LAND DEVELOPMENT APPL'N ||

l:	Nam:	Bk:	Lot:	Qu:		
ain ldg	Size -	Height	Width	Depth	Stories	%Coverage
	Permitted	_____	_____	_____	_____	_____
	Existing	_____	_____	_____	_____	_____
	Proposed	_____	_____	_____	_____	_____
	Setbacks -	Front	Rear	Side	Side	_____
	Required	_____	_____	_____	_____	_____
	Existing	_____	_____	_____	_____	_____
cc- ss- ry ldg	Size -	Height	Width	Depth	Stories	%Coverage
	Permitted	_____	_____	_____	_____	_____
	Existing	_____	_____	_____	_____	_____
	Proposed	_____	_____	_____	_____	_____
	Setbacks -	Front	Rear	Side	Side	_____
	Required	_____	_____	_____	_____	_____
	Existing	_____	_____	_____	_____	_____
Proposed	_____	_____	_____	_____	_____	

|| LAND DEVELOPMENT APPL'N ||

apl: Nam: Bk. Lot: Qu:

Zoning: _____
 Date Acquired: / / Zoning when Acquired:

	Present	Proposed	
Lots:	_____	_____	
Dwelling Units:	_____	_____	
Professional Ofcs:	_____	_____	_____ Public Sewer
Parking Spaces:	_____	_____	_____ Private Septic
Imperv Surf Cov %:	_____	_____	
Green Surf Cov %:	_____	_____	_____ Public Water
Floor Area Ratio:	_____	_____	_____ Private Well

Lot Size -	Width	Frontage	Depth	Area	
Required	_____	_____	_____	_____	} sq ft acres
Existing	_____	_____	_____	_____	
Proposed	_____	_____	_____	_____	

The appellant shall be mailed a copy of the decision without charge.

§ 97-11. Use of ancillary powers of Planning Board; fees.

In any case in which the appellant requests the Planning Board to use its ancillary powers pursuant to N.J.S.A. 40:55D-60, the application shall be accompanied by the fees which would be charged by the Board of Adjustment. Such fees shall be in addition to the fees provided for the principal relief requested in the application.

§ 97-12. Fee for application to Board of Adjustment.

The fee for an application to the Board of Adjustment pursuant to N.J.S.A. 40:55D-76b shall be the same as the fees which would be charged by the Planning Board. Such fees shall be in addition to the fees for the principal relief requested in the application.

§ 97-13. General Fee Schedule. [Amended 2-11-1987 by Ord. No. 569-87; 2-13-1991 by Ord. No. 625-91; 10-13-2004 by Ord. No. 798-2004]

A. The General Fee Schedule shall be as follows:

Type	Fee
Copies of any minutes or other file material of a regular or special meeting, 8 1/2 x 14 inches maximum size	
1st to 10th page, per page	\$0.75
11th to 20th page, per page	\$0.50
All pages over 20, per page	\$0.25
Copies of any maps, prints or photographs	At cost

Type	Fee
Copies of any decisions of the approving authority or governing body	
1st to 10th page, per page	\$0.50
11th to 20th page, per page	\$0.25
All pages over 20, per page	\$0.10
Publications and newspapers	At cost
Certificates of approval pursuant to N.J.S.A. 40:55D-56	\$25.00
Copy of Zoning Ordinance	\$10.00
Copy of Master Plan, per page	\$1.00
Copy of Subdivision Ordinance	\$10.00
Copy of Site Plan Ordinance	\$5.00

B. If the custodian of any such records shall find that there is no risk of damage or mutilation of such records and that it would not be incompatible with the economic and efficient operation of the office and the transaction of public business therein, he may permit any citizen who is seeking to copy more than 100 pages of records to use his own photographic process, approved by the custodian, upon the payment of a reasonable fee, considering the equipment and the time involved, to be fixed by the custodian of not less than \$5 or more than \$25 per day.

§ 97-14. Application Fee Schedule. [Amended 6-13-1984 by Ord. No. 527-84]

The Application Fee Schedule shall be as follows:

Statutory Reference	Type	Fee
N.J.S.A. 40:55D-46	Preliminary site plan	\$200.00 per lot

Statutory Reference	Type	Fee
N.J.S.A. 40:55D-46.1	Minor site plan approval	\$100.00 per lot
N.J.S.A. 40:55D-47	Minor subdivision	\$75.00 per lot, plus \$25.00 for each new lot proposed
N.J.S.A. 40:55D-48	Preliminary major subdivision	\$100.00 per lot, plus \$25.00 for each new lot proposed
N.J.S.A. 40:55D-50	Final approval of major subdivision	\$25.00 per lot
	Final approval of site plan when no preliminary site plan	\$300.00 per lot
	Final site plan approval after preliminary	\$50.00 per lot
N.J.S.A. 40:55D-67	Conditional uses	\$200.00
N.J.S.A. 40:55D-70	Appeal of administrative officer	\$100.00 \$100.00
	Interpretation Bulk or hardship variance Use variance	\$150.00, plus \$50.00 per lot or variance requested \$250.00
N.J.S.A. 40:55D-34	Building, structure in street, drainway flood control basin or reserved area permit	\$100.00
N.J.S.A. 40:55D-35	Building lot to abut street, certification	\$100.00
N.J.S.A. 40:55D-36	Appeal of N.J.S.A. 40:55D-35	\$100.00
Applications for 1 single-family residence or 1 single-family residential lot shall be 50% of schedule in a residential zone.		
Zoning permit (temporary and final)		\$50.00

Statutory Reference Type	Fee
Renewal of temporary zoning permit (nonrefundable)	\$50.00

§ 97-15. Review Fee Schedule (Escrow Account) and Inspection Fee Schedule (Escrow Account).

The Review Fee Schedule (Escrow Account) and Inspection Fee Schedule (Escrow Account) shall be as follows:

- A. Review Fee Schedule (Escrow Account). The developer is to pay the actual cost of review. This schedule shows initial deposits with application.

Area	Initial Deposit
Land area (acres):	
Up to 1/2	\$150.00
1/2 to 1	\$250.00
1 to 5	\$750.00
5 to 25	\$1,500.00
Over 25	\$2,500.00
In addition, building area (square feet):	
Up to 5,000	\$100.00
Over 5,000	\$100.00, plus \$0.02 per square foot of excess over 5,000 square feet

- B. Inspection Fee Schedule (Escrow Account). The developer is to pay the actual cost of inspection. This schedule shows initial deposit as a condition to approval for any on-tract improvements.

§ 97-15

FEEES

§ 97-17

Cost of On-Tract Improvements	Initial Deposit
Less than \$5,000	\$400 minimum fee
\$ 5,000 to \$10,000	\$400, plus 7% of excess over \$5,000
\$10,000 to \$25,000	\$750, plus 5% of excess over \$10,000
\$25,000 to \$50,000	\$1,500, plus 3% of excess over \$25,000
\$50,000 to \$100,000	\$2,500, plus 2% of excess over \$50,000
Over \$ 100,000	\$3,250, plus 1% of excess over \$100,000

§ 97-16. Special meetings; costs. [Added 6-13-1984 by Ord. No. 522-84]

Any party who requests a special meeting of any municipal body shall, prior to the scheduling of said meeting, pay the sum of \$300 to defray the costs of said meeting and shall further pay for the actual cost to the municipality for providing public notice of said meeting in any of the legal newspapers of the municipality.

§ 97-17. Open Public Records Act fees. [Added 10-13-2004 by Ord. No. 798-2004]

The OPRA fees for Municipal Court and Police Department shall be as follows.

A. Court discovery:

- (1) Per page for the first 10 pages: \$0.75.
- (2) Per page for the next 10 pages: \$0.50.
- (3) Per page thereafter: \$0.25.

- (4) For stationary-related expenses: postage plus \$0.25.
- B. Police accident reports not part of a Municipal Court discovery:
 - (1) First three pages: \$5.
 - (2) Per page thereafter: \$1.