

**EXPLANATION:** This Ordinance amends Chapter XV entitled "Land Use Procedures and Development" by amending the Non-residential Development Fees to 2.5% percent of the equalized assessed value for nonresidential development.

**TOWNSHIP OF WARREN  
ORDINANCE NO. 13-21**

**AN ORDINANCE AMENDING CHAPTER XV ENTITLED "LAND USE PROCEDURES AND DEVELOPMENT" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN BY AMENDING THE NON-RESIDENTIAL DEVELOPMENT FEES PROVIDED UNDER SECTION 15-5.4c2**

**BE IT ORDAINED**, by the Township Committee of the Township of Warren, County of Somerset, State of New Jersey that Chapter XV of the Revised General Ordinances of the Township of Warren entitled "Land Use Procedures and Development" is hereby amended as follows:

**SECTION I.** Section 15-5.4 entitled "Affordable Housing Development Fees" is hereby supplemented and amended by amending Subparagraph (a) of Clause 2 entitled "Nonresidential Development" of Subsection c. entitled "Development Fee Schedule" to read as follows:

- (a) Non-residential Development Fees shall be [a maximum of] two and one-half (2.5%) percent of the equalized assessed value for nonresidential development. Development fees shall be imposed and collected when an existing structure is expanded or undergoes a change to a more intense use. The development fee that shall be imposed and collected shall be calculated on the increase in the equalized assessed value of the improved structure.

**SECTION II.** Interpretation: This Ordinance shall be so construed as not to conflict with any provision of New Jersey or Federal law. The provisions of this Ordinance shall be cumulative with, and not in substitution for, all other applicable zoning, planning, and land use regulations.

**SECTION III.** After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Warren for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55d-64. The Planning Board is directed to make and transmit to the Township Committee within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

**SECTION IV.** All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

**SECTION V.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**SECTION VI.** This Ordinance shall take effect immediately upon (1) adoption; (2) final publication according to law; and (3) filing of the final form of adopted Ordinance by the Township Clerk with the Somerset County Planning Board pursuant to N.J.S.A. 40:55D-16.

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Note to Codifier: Deleted provisions indicated by brackets [ ].  
New provision indicated in underline \_\_\_\_\_.

**ATTEST:**



Patricia A. DiRocco, RMC  
Township Clerk

**TOWNSHIP OF WARREN**

By:   
Victor J. Sordillo, Mayor

**ATTEST:**

**TOWNSHIP OF WARREN**

Introduced: October 3, 2013

Adopted NOVEMBER 13, 2013

Effective NOVEMBER 21, 2013