

Explanation: This Ordinance amends the escrow fees for amended applications for residential and non-residential site plans and/or subdivisions, inclusive of minor site plans.

**TOWNSHIP OF WARREN
ORDINANCE NO. 10-02**

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE WARREN TOWNSHIP REVISED GENERAL ORDINANCES, CHAPTER XV, ENTITLED "LAND USE PROCEDURES AND DEVELOPMENT," SECTION 15-5.3 (a) (3) ENTITLED "ESCROW FUNDS TO BE DEPOSITED FOR THE PLANNING BOARD, ZONING BOARD OR ADJUSTMENT, TECHNICAL COORDINATING COMMITTEE AND OTHER REVIEW COMMITTEES".

BE IT ORDAINED by the Mayor and Township Committee of the Township of Warren as follows:

Section 1. Section 15-5.3 (a) (3) entitled "Escrow Funds Required to Be Deposited for the Planning Board, Zoning Board of Adjustment, technical Coordinating Committee and other Review Committees" is hereby amended to read as follows:

(3) Sketch Plat. Preliminary Site Plan and/or Subdivision Approval Inclusive of Minor Site Plans as defined in subsection 15-1.3:

Nonresidential:	Escrow Amount
Less than 10,000 square feet of building area.....	\$6,000.00
10,001-50,000 sq. ft. of building area.....	\$15,000.00
50,001 – 100,000 sq. ft. of building area.....	\$25,000.00
In excess of 100,000 sq. ft. of building area	\$35,000.00

Residential:	
1-3 lots or units	\$4,000.00
4-10 lots or units.....	\$10,000.00
11-25 lots or units.....	\$20,000.00
26-50 lots or units	\$25,000.00
51-100 lots or units.....	\$30,000.00
In excess of 100 lots or units.....	\$50,000.00

*Escrow fees for amended Planning Board and Board of Adjustment applications shall be reduced by 50% of the above posted fees.

Section 2. Conflicts: All other ordinances, parts of ordinances, or other local requirements that are inconsistent or in conflict with this ordinance are hereby repealed to the extent of any inconsistency or conflict, and the provisions of this ordinance apply.

Section 3. Severability: Notwithstanding that any provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, all remaining provisions of the Ordinance shall continue to be of full force and effect.

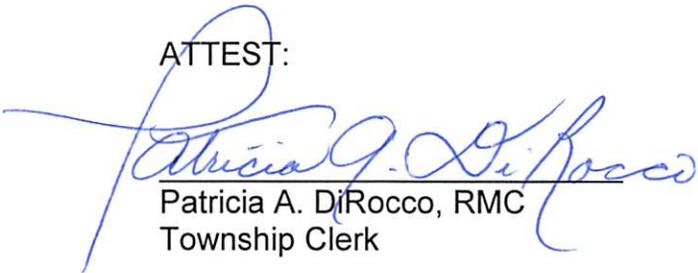
Section 4. Interpretation: This Ordinance shall be so construed as not to conflict with any provision of New Jersey or Federal law. The provisions of this Ordinance shall be cumulative with, and not in substitution for, all other applicable zoning, planning and land use regulations.

Section 5. 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 6. This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Somerset County Planning Board pursuant to N.J.S.A. 40:55D-16.

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

INTRODUCED: JANUARY 21, 2010

ADOPTED March 4, 2010

EFFECTIVE: March 11, 2010