

CITY OF VINELAND

ORDINANCE NO. 2015- 10

ORDINANCE AMENDING THE LAND USE ORDINANCE  
86-38 AS AMENDED, CHAPTER 425, SECTION 425-5  
ENTITLED FEES AND SECTION 425-7 ENTITLED  
EXEMPTIONS FROM FEES IN ACCORDANCE WITH  
RESOLUTION 6014 OF THE VINELAND PLANNING  
BOARD

WHEREAS, the Planning Board has been directed to review a proposed amendment to the City's Land Use Ordinance, Chapter 425, Section 5 entitled Fees and Section 425, 7 entitled Exemptions from Fees; and

WHEREAS, the Zoning Committee of the Vineland Planning Board conducted a public hearing on December 3, 2014 regarding a proposed amendment to the Land Use Ordinance fee schedule and exemption from fees; and

WHEREAS, the Vineland Planning Board took testimony and thereafter adopted Resolution 6104, Resolution of Findings and Conclusions and Decision of the Vineland Planning Board; and

WHEREAS, the City Council has adopted the findings and conclusions of the Planning Board contained in Resolution 6104

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Chapter 425, Section 425 – 5 Fees be amended as follows;

Replace A (16) with the following:

- (16) Transcript – \$3 per page.  
Xerox copy of transcript (all other xeroxing shall be governed by the Code of the City of Vineland.) – In accordance with OPRA

Revise A (18) to read as follows:

- (18) Zoning Permit (except zoning permit for residential swimming pool and/or residential shed with 200 sq. ft. or less of floor area shall be 50% of stated fee).

Add the following as A (22), and renumber:

- (22) Determination of need for site plan approval by Engineering/Planning – \$37.

Add the following as A (23) and renumber:

- (23) Letter concerning developability of property by Engineering/Planning – \$37.

Add the following at the end of A (29):

- Deed or easement review. – \$76.  
All other Legal services – hourly rate set by contract.

Delete B (3) related to escrow accounts.

BE IT FURTHER ORDAINED that Chapter 425, Section 425 – 7. Exemption from Fees be amended as follows:

Delete the following

- 425 – 7 A. Charitable, philanthropic, fraternal and religious nonprofit organizations holding a tax – exempt status under the Federal Internal Revenue Code of 1954, [26U.S.C. 501. (c) or (d)].

BE IT FURTHER ORDAINED that the fee schedule contained herein shall be subject to the 3% escalator commencing January 1, 2015 and yearly thereafter in accordance with City Code §425-5B (2).

CITY OF VINELAND

BE IT FURTHER ORDAINED that any portion of Chapter 425, not hereby amended, shall remain in full force and effect and any ordinances or portions thereof, inconsistent herewith shall be deleted to the extent of their inconsistency and of no further force and effect.

Passed first reading:

Passed final reading:

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President of Council

Approved by the Mayor:

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Mayor

ATTEST:

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City Clerk

**Reid Wanda**

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**From:** Hicks Kathie  
**Sent:** Tuesday, February 10, 2015 9:35 AM  
**To:** Fanucci Anthony R; Spinelli Paul; Calakos Angela; Gonzalez Maritza R; Procopio John A  
**Cc:** Petrosky Keith; Dickenson Bob  
**Subject:** Land Use Ordinance Fees

As requested at last week’s work session:

**Legal fee for review of deeds & easements** – Richard Tonetta & I spoke to Frank DiDomenico, the Solicitor for the Planning Board & Zoning Board of Adjustment. He is satisfied with accepting the proposed fee. He said if Council chooses to raise the fee, that would be fine, but that he is ok with the proposed fee. I contacted the Planning Board Chairman & Vice Chairman to solicit their opinion. They prefer to stick with the Board’s recommendation & not institute a fee based on the Solicitor’s hourly rate.

**Exemption of non-profits from fees** – I spoke to Millville & County planning officials, & I checked other community ordinances on-line. The findings are as follows:

County	no
Millville	no
Franklin	no
Galloway	no
Egg Harbor	no
Hamilton	exempt from administrative fee, not review fee
Pittsgrove	no
S. Harrison	no
Woolrich	no

Steve Hawk also did an analysis of Planning Board records from 2009. Please note that this does not include applications to the Zoning Board. The following non-profits have had plans reviewed & approved:

Project name	Approx. Fee Exemption Amount	
Slavic Evangelical Church Minor Site Plan	\$	1,042.00
Community Health Care Major Site Plan	\$	3,025.00 *
South Vineland Little League Minor Subdivision	\$	472.00
Melrose Court Planned Unit Development	\$	9,862.00
Calvary Chapel Major Site Plan	\$	2,339.00
SJ Regional Hospital Parking Expansion	\$	2,944.00
Good Shepherd Penecostal Church Minor Site Plan	\$	672.00
Higher Places Ministries Major Site Plan	\$	2,944.00
Greek Orthodox Church Resubdivision	\$	377.00
SJ Regional Hospital NICU Major Site Plan	\$	1,509.00
SJ Health Systems Community Center Major Site Plan	\$	1,509.00
Garden State Islamic Center Major Site Plan	\$	2,776.00
First Church of the Nazarene Major Site Plan	\$	2,776.00
Alliance Life Center Major Site Plan	\$	5,116.00
Vineland Public Market Major Site Plan	\$	1,509.00

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South Jersey Sikh Society Major Site Plan	\$	1,845.00
Transforming Truth Ministries Major Site Plan	\$	2,695.00
Spanish Mennonite Church Major Site Plan	\$	896.00
	\$	44,308.00

\*Community Health Care paid application fees.

Should you need any additional information, please feel free to contact me.

**NOTE: Since the proposed fees were developed in 2014, they do not reflect the annual 3% escalator. Can Council's ordinance reflect the application of the escalator to the proposed fees?**