

ORDINANCE NO. 2025- 33

ORDINANCE AMENDING § 425-5 OF THE VINELAND
MUNICIPAL CODE TO INCREASE FEES FOR REVIEWING
AND ADMINISTERING DEVELOPMENT APPLICATIONS.

WHEREAS, the Land Use Ordinance of the City of Vineland, Chapter 425 of the Municipal Code, provides for fees to cover the cost of reviewing and administering development applications; and

WHEREAS, it has been 22 years since the fee schedule has seen major revision because there is an automatic annual 3% escalator; and

WHEREAS, the 3% escalator has not kept pace with rising professional costs; and

WHEREAS, some legal fees paid out to the Planning Board and Zoning Board of Adjustment Solicitor have been adjusted by contract;

WHEREAS, pursuant to Resolution No. 6685 the Planning Board of the City of Vineland has recommended § 425-5 of the Vineland Municipal Code be updated to reflect current costs of reviewing and administering development applications;

NOW, THEREFORE, BE IT ORDAINED by City Council of the City of Vineland §425-5 (FEES) of the Vineland Municipal Code, consistent with the recommendation of the Vineland Planning Board as set forth in Planning Board Resolution No. 6685, be revised and replaced, with the following:

§425-5. Fees. AMOUNTS (Subject to a 3% escalation on January 1st of each year – check with the Planning Division for current rates).

A. The following schedule is hereby established:

- (1) Resubdivision, not creating a new lot: \$300.
- (2) Minor subdivision, creating one to four new lots: \$300 plus \$150 per new lot.
- (3) Major subdivision, preliminary plat: \$12,000.00 plus \$250 per new lot.
- (4) Major subdivision, final plat: \$1,200 plus \$150 per new lot.
- (5) Site plan, minor (5,000 square feet or less of proposed developed area): \$1,200
- (6) Site plan, major preliminary plan,
 - (a) Greater than 5,000 to 25,000 square feet of proposed developed area: \$2,000
 - (b) Greater than 25,000 to 50,000 square feet of proposed developed area: \$2,500.
 - (c) Greater than 50,000 to 100,000 square feet of proposed developed area: \$4,000.
 - (d) Greater than 100,000 to 250,000 square feet of proposed developed area: \$5,500.
 - (e) Greater than 250,000 to 500,000 square feet of proposed developed area: \$7,5000.
 - (f) Greater than 500,000 square feet of proposed developed area: \$10,000.
 - (g) Planned development: \$12,000 plus \$250 per dwelling unit.
- (7) Site plan, major final plan (except when preliminary and final are combined, then only preliminary fee applies):
 - (a) Greater than 5,000 to 25,000 square feet of proposed developed area: \$1,000

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- (b) Greater than 25,000 to 50,000 square feet of proposed developed area: \$1,250.
- (c) Greater than 50,000 to 100,000 square feet of proposed developed area: \$2,000.
- (d) Greater than 100,000 to 250,000 square feet of proposed developed area: \$2,750.
- (e) Greater than 250,000 to 500,000 square feet of proposed developed area: \$3,750.
- (f) Greater than 500,000 square feet of proposed developed area: \$5,000.
- (8) Conditional use permit: \$300.
- (9) Appeal pursuant to N.J.S.A. 40:55D-70a: \$300.
- (10) Interpretation pursuant to N.J.S.A. 40:55D-70b: \$300.
- (11) Variance pursuant to N.J.S.A. 40:55D-70c (fee does not apply if part of resubdivision, minor subdivision, major subdivision or site plan application): \$300.
- (12) Variance pursuant to N.J.S.A. 40:55D-70d: \$1,200.
- (13) Permit pursuant to N.J.S.A. 40:55D-34 or 40:55D-35: \$300.
- (14) Special meeting requested by applicant (shall be charged in addition to other fees herein stated): \$2,000.
- (15) Certified list of property owners to be notified: \$0.25 per name or \$10, whichever is greater.
- (16) Transcript: In accordance with OPRA.
Xerox copy of transcript (all other Xeroxing shall be governed by the Code of the City of Vineland):
Duplicate Recording
- (17) Certificate as to approval of subdivision of land: \$50.
- (18) Zoning permit (except zoning permit for residential swimming pool and/or residential shed with 200 square feet or less of floor area shall be 50% of stated fee): \$75.
- (19) Certificate of zoning compliance: \$75.
- (20) Certification of nonconforming use or structure: \$75.
- (21) Research of past ordinances and approvals (shall be charged in addition to certification of nonconforming use or structure fee): \$75.
- (22) Determination of need for site plan approval by Engineering/Planning: \$75.
- (23) Letter concerning developability of property by Engineering/Planning: \$75.
- (24) Public hearing (shall be charged in addition to other fees herein stated): \$150.
- (25) Resubmission: 1/2 of the original application fee.
- (26) Request for extension: \$50.
- (28) Inspections:
 - (a) Resubdivision, not creating a new lot (if needed): \$150.
 - (b) Minor subdivision, creating one to four new lots (if needed): \$150.
 - (c) Major subdivision: \$2,500 plus \$150 per lot
 - (d) Site plan, minor: \$250.

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- (e) Site plan, major (100,000 or less square feet of proposed developed area): \$1,200.
- (f) Site plan, major (greater than 100,000 square feet of proposed developed area): \$2,500.

(30) Legal review and documentation preparation:

- (a) Major subdivision, preliminary plan: \$927.
- (b) Major subdivision, final plan: \$927.
- (c) Site plan, major preliminary plan: \$927.
- (d) Site plan, major final plan: \$927.
- (e) Appeal pursuant to N.J.S.A. 40:55D-70a: \$773.
- (f) Interpretation pursuant to N.J.S.A. 40:55D-70b: \$773.
- (g) Variance pursuant to N.J.S.A. 40:55D-70c: \$750.
- (h) Variance pursuant to N.J.S.A. 40:55D-70d: \$900.
- (i) Redevelopment Plan Amendment: \$900.
- (j) All other applications: \$750.

(31) Association document review (e.g., homeowners', condominium, cooperative): \$773.

(32) Performance and maintenance guarantee review: \$155.

(33) Deed or easement review: \$258.

(34) All other legal costs: \$250 per hour.

(35) Legal Escrow: \$25,000.00.

B. Notes.

(1) NOTE: In the event that the Planning Board or Zoning Board of Adjustment approves an application with conditions specified in the resolution requiring plan alterations, the revised submission shall be called a perfected plan. A perfected plan shall not be submitted to the Planning Board or Zoning Board of Adjustment; provided, however, that such plan shall not be signed by the Chairman and Secretary until all the conditions of the resolution have been met. When required, a minimum of six paper copies of a perfected plan and one digital copy of a perfected plan (in a format compatible with the City Engineer's electronic drafting and GIS systems using NJ State Plane Coordinate System and NAD 83. Where survey accuracy is not utilized for the establishment of NJSPC, sub-meter coordinates shall be used and noted on the plans) shall be submitted to the Secretary, for which no review fee will be charged, except for applicable legal fees and consultant escrow fees. Only one perfected plan submission shall be allowed for each type of application. Additional plan alterations shall be deemed resubmissions, and appropriate fees shall be charged. A development plan which is submitted which proposes modifications to an already submitted or approved plan shall be considered a resubmission. Such a plan may only be submitted as a resubmission prior to surety being released on the project. All subsequent applications will be deemed new. A resubmission fee is also applicable to the review of documents.

(2) NOTE: Three percent per year escalator on January 1st of each year, rounded to nearest dollar, and an annual review. Transcript escalator governed by N.J.S.A. 2B:7-4. The Planning Division maintains a list of current rates.

(3) NOTE: The Resolution preparation fee shall be charged and paid at the time of application submission. The Association Documents and Performance and Maintenance Guarantee Review fees shall be charged and paid at the time of document submission.

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Passed first reading: April 8, 2025

Passed final reading: April 22, 2025

Approved by the Mayor:

President of Council pfs

Acting Mayor rpt

ATTEST:

City Clerk rgf