



BOROUGH OF RIVERDALE NEW JERSEY



ORDINANCE NO. 13-2016

ORDINANCE AMENDING CHAPTER 95, "FEES," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE

BE IT ORDAINED by the Mayor and Council of the Borough of Riverdale, in the County of Morris and State of New Jersey, as follows:

Section 1. Chapter 95, "Fees," Section 95-1, "Developer to pay fees," of the Revised General Ordinances of the Borough of Riverdale shall be amended to read as follows:

§95-1 Developer to pay fees.

Upon the policy of any application for development before any municipal agency of the Borough of Riverdale, the developer shall pay the fees provided in §95-2.

Section 2. Chapter 95, "Fees," Section 95-2, "Fees," of the Revised General Ordinances of the Borough of Riverdale shall be amended to read as follows:

§95-2 Fees

Fees shall be as follows:

A. Informal review of concept plan:

- 1) Application for commercial development in excess of 40,000 square feet of land or 3,000 square feet of building: \$1000.00
- 2) All other applications for residential development: \$400.00
- 3) Fees paid hereunder shall be credited up to 50% against any fees required for a formal application for development.

B. Minor subdivision: \$1,000.00 plus \$100.00 per proposed lot

C. Major subdivision:

- (1) Preliminary approval: \$2000.00 plus \$200.00 per each proposed lot
- (2) Final approval: \$1,000.00 plus \$100.00 per each proposed lot

D. Minor site plan: \$400.00

E. Major site plan:

- (a) Multifamily residential: \$1,000.00 plus \$100.00 per each proposed lot
- (b) Nonresidential uses: \$2,000.00

- [1] First 5,000 square feet of gross floor area: \$0.50 per square foot or any part thereof.



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- [2] Second 5,000 square feet of gross floor area: \$0.30 per square foot or any part thereof.
- [3] For every square foot over 10,000 square feet of gross floor area: \$0.10 per square foot to a maximum of \$25,000.00.

F. Variances:

- (1) Hear and decide appeals: \$500.00
- (2) Interpretation of Zoning Map: \$200.00
- (3) Nonuse variance: \$200.00
- (4) Use Variance:
 - (a) Residential use sought: \$2,000.00 plus \$200.00 per each additional unit
 - (b) Other uses: \$1,500.00
- (5) Building permit in conflict with Official Map of for lot not related to street: \$500.00
- (6) Conditional use: \$1,500.00

G. The aforesaid fees shall be paid at the time of submission of an application for development. Application requiring a combination of approvals, such as subdivision, site plan and/or variance, shall pay fees for each approval sought.

H. Escrow fees, in addition to the fees provided above, the applicant shall establish one or more escrow accounts with the Borough of Riverdale to cover the reasonable costs of professional review and consideration.

- (1) Escrow fees shall be provided for each application for development.
- (2) Upon submission of an application for development, the Borough Engineer, planning, water, sewer, traffic and such other consultations as are necessary and the approving authority attorney shall, within 10 days of the submission of such application for development, submit to the approving authority an estimate of fees sufficient in an amount to undertake reviews and consultation relative to the application. Each party or person submitting an estimate of fees shall set forth in writing the manner and mode of computing such fees. Within 10 days of receipt of estimated fees, the approving authority shall notify the applicant in writing of such fees. Objections by the applicant, if any, shall be made in writing within 10 days of receipt of estimated fees to the approving authority. Within 30 days of receipt of a written objection, the approving authority shall conduct a hearing, upon 10 days' notice to the applicant, and decide and determine the amount of fees to be deposited.
- (3) The applicant shall thereupon deposit funds with the Borough to meet the fee estimates, and such funds shall be placed in an interest-bearing account.



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- (4) Vouchers shall be submitted setting forth with particularly the time and work expended on the application. The applicant shall be supplied copies of all vouchers and, upon demand, be heard by the approving authority on the merits of any voucher.
- (5) The deposit fund shall be placed in an interest-bearing account. Funds remaining on deposit after payment of voucher shall be returned to the applicant. In the event that funds are not sufficient to pay all vouchers, the applicant shall submit such necessary additional funds.

Section 3. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 4. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Adopted this ___ day of
_____, 2016.

Abubakar Jalloh, Borough Clerk

Paul Carelli, Mayor

NOTICE OF PENDING ORDINANCE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Borough of Riverdale, a municipal corporation of the State of New Jersey, held on November 23, 2016. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at Borough Hall, in the Borough on December 28, 2016 at 7:30 o'clock p.m., and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's office to the members of the general public who shall request the same.

Abubakar Jalloh, Borough Clerk