



UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

ORDINANCE NUMBER: 819-2020
 DATE OF INTRODUCTION: 9/3/2020
 DATE OF ADOPTION: 10/1/2020

9/3/2020

AN ORDINANCE TO AMEND ORDINANCE NO. 799-2018 ENTITLED "AN ORDINANCE TO AMEND ORDINANCE NO. 506-99 ENTITLED 'AN ORDINANCE ESTABLISHING LAND DEVELOPMENT STANDARDS FOR THE COUNTY OF UNION'" ADOPTED BY THE UNION COUNTY BOARD OF CHOSEN FREEHOLDERS ON SEPTEMBER 9, 1999"

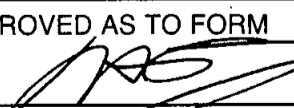
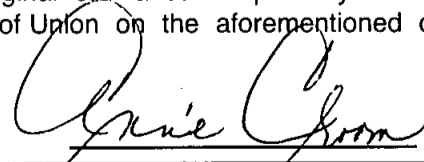
WHEREAS, in accordance with the County Planning Enabling Act (N.J.S.A. 40:27 et seq.), the Board of Chosen Freeholders of the County of Union did Amend Ordinance No. 506-99 adopted September 23, 1999, by way of Ordinance No. 799-2018 adopted on October 11, 2018 to amend the Land Development Standards Fee Schedule; and

WHEREAS, the Union County Planning Board ("UCPB") considered a need to update the 2018 Fee Schedule as it found that the exemption review was not clearly addressed in the fee schedule as revised by Ordinance 799-2018; and

Continued...

**NO SUFFICIENCY
 OF FUNDS REQUIRED**
J. Shubert

INTRODUCTION				RECORD OF VOTE				FINAL ADOPTION							
FREEHOLDER	Aye	Nay	Abs	Pass	Ord.	Sec	NP	FREEHOLDER	Aye	Nay	Abs	Pass	Ord.	Sec	NP
GARRETSON	✓							GARRETSON	✓						
GRANADOS	✓							GRANADOS	✓						
HUDAK	✓							HUDAK	✓				✓		
KOWALSKI	✓					✓		KOWALSKI	✓						
PALMIER-HOUDED	✓							PALMIER-HOUDED	✓					✓	
STATEN	✓							STATEN	✓						
WILLIAMS	✓				✓			WILLIAMS	✓						
MIRABELLA CHAIRMAN	✓							MIRABELLA CHAIRMAN	✓						

APPROVED AS TO FORM  COUNTY ATTORNEY	I hereby certify the above is an original ordinance adopted by the Board of Chosen Freeholders of the County of Union on the aforementioned date.  CLERK
	I hereby certify this is a true copy of a ordinance adopted by the Board of Chosen Freeholders of the County of Union on the aforementioned date. _____ CLERK

WHEREAS, the UCPB considered various options that could be used in relation to applicants seeking exemption from County Planning Board Review; and

WHEREAS, the UCPB requested staff review potential exemption review cost as the current fee schedule did not specify this cost; and

WHEREAS, the UCPB reviewed and discussed the comparative information requested of staff over three board meetings; and

WHEREAS, the UCPB recommends the adoption of the attached 2020 Land Development Application Fee Schedule update adding an exemption review fee:

NOW, THEREFORE, BE IT ORDAINED by the Board of Chosen Freeholders of the County of Union that:

A. Ordinance No. 799-2018 is hereby amended by adding an Application Exemption Review Fee schedule as approved by the County Planning Board.

B. That the Clerk of the Board is hereby authorized to publish a notice in the appropriate newspaper of such introduction and of a public hearing on October 1, 2020 and shall forward one certified copy, upon final passage, to each Clerk of all Municipalities located within the County of Union.

C. That the Clerk shall give notice of the Public Hearing and a copy of this Ordinance by certified mail or delivery to the Municipal Clerk and Secretary of the Municipal Planning Board in each Municipality in the County of Union at least 10 days prior to the date set for public hearing.

D. That this Ordinance shall take effect at the time and in the manner provided by law.

Proposed Amendment

UNION COUNTY LAND DEVELOPMENT STANDARDS FEE SCHEDULE

Application fees (*) shall be charged for the review of all land subdivisions and site plans submitted to the County's Bureau of Planning and Economic Development in accordance with the following: [Underscore notes proposed amendments to fee schedule]

Subdivisions

A minor subdivision which does not abut a county road or affect a county drainage facility	\$200
A minor subdivision which abuts a county road or affects a county drainage facility	\$300
A major subdivision which does not abut a county road or affect a county drainage facility	\$400
A major subdivision which abuts a county road or affects a county drainage facility	\$500 plus \$20 per lot

Site Plans

A site plan which does not abut a county road or affect a county drainage facility and includes less than one acre of impervious surface	\$200
Site plan not abutting a county road or affecting a county drainage facility which contains one (1) or more acres of impervious surface	\$600
A site plan which abuts a county road or affects a county drainage facility	\$500 plus \$10 per parking space (Warehouse use: \$350.00 + \$5.00 per 1000 sq. ft. of floor area)

Exemption

<u>An applicant seeking consideration exemption from County Planning Board Application Development Review</u>	\$200 (see note #6)
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* Note: The Land Development application fee schedule was revised according to the Union

County Board of Chosen Freeholders Resolution # .

Fee Schedule - Continued

Notes:

1. Plan Revisions (if submitted within one year from date of original action)
 - 1st revision: 25% of original fee
 - 2nd and each subsequent revision: 50% of original fee
2. A fee will not be charged for informal reviews and any comments shall be non-binding.
3. The applicant shall make payment by check or money order payable to the "County of Union, NJ". Application fees shall be non-refundable. However, the fee may be returned to the applicant upon written request if the application in question was not reviewed and provided that a formal request was not made by the County Bureaus of Planning and Economic Development for a time extension to continue its review. Development review fees may only be collected by the associated county planning office.
4. Application fees shall not exceed \$20,000.
5. Fees shall not be charged for the review of plans submitted by state, county, municipal governments and public agencies. Churches, hospitals and non-profit institutions exempt from the local application fee will be exempt from any county review fee.
6. An applicant seeking exemption from review shall submit a site plan or subdivision plan, completed application, checklist, and one digital copy of the plans and associated documents as per general development application submission requirements. The applicant shall provide a description of the proposed and reasons believed an exemption is required. If determined exempt a notification letter will be provided and fee retained by the County. If the exemption request is denied the exemption review fee will be credited to the required application review fee that is due.
7. Paper copies of the Land Development Standards and Design Standards will be available from the County for a fee of \$5.00. A digital copy of the land development standards and design standards are available on the County's website: www.UCNJ.org - free of charge.
8. Submitted applications should be accompanied by one hard/paper copy of the plans, plats, drawings, application, checklist, and any associated reports including but not limited to drainage calculations, stormwater reports, and traffic reports. A digital copy of the plans and associated documents in Adobe PDF format should also be provided. Any subsequent revisions shall provide the same.