

TOWNSHIP OF HARDING

ORDINANCE 05-2023

**“ORDINANCE OF THE TOWNSHIP OF HARDING, COUNTY OF MORRIS, STATE
OF NEW JERSEY, REVISING CHAPTER 171, SECTION 16, HARDING TOWNSHIP
VARIANCE FEES”**

WHEREAS, Harding Township has established Variance Fees for projects within the Township, codified at Chapter 171, Section 16; and

WHEREAS, Harding Township wishes to revise the Construction Fees; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Harding, County of Morris, State of New Jersey, as follows:

Purpose: The purpose of this ordinance is to update Chapter 171, Section 16 of the Municipal Code with the proposed modifications to the Variance Fees for projects within the Township of Harding.

SECTION 1. The Municipal Code, Chapter 171, Section 4, “Adjustment of Fees” chart is hereby modified to reflect the following amounts (chart begins on next page):

APPLICATION	APPLICATION FEE*	DEPOSIT FOR TECHNICAL REVIEW
Application for certification by Tax Assessor of list of adjoining property owners	\$0.25 per name or \$10 whichever is greater	N/A
Appeal pursuant to NJSA 40:50D-70(a)(appeal from administrative official or agency based on enforcement of Zoning Ordinance, including an appeal from a decision of the Tree Conservation Officer; fee to be returned if appeal successful):		
Tree Conservation Officer	\$63	\$2,500
Other Official or Agency	\$649	\$2,500
Interpretation of map or Zoning Ordinance or decision of s special questions pursuant to NJSA 40:55D-70(b)	\$649	\$2,500
Application for variance pursuant to NJSA 40:50D-70(c) not involving subdivision of land:		
First Variance	\$649	\$2,500
Each additional variance	\$120	N/A
See 171-17 for variance applications involving the subdivision of land.		
Application for variance pursuant to NJSA 40:55-70 (d) except as below	\$1,740	\$5,000
Application for variance pursuant to NJSA 40:55-70(d) in the case of a (d)(3) variance involving an accessory residence.	\$1,161	\$5,000
Request to Board of Adjustment for an amendment of conditions contained in a previously adopted resolution of approval	\$582	\$2,500
Request to Board of Adjustment for extension of variance (per year).	\$163	N/A
Application for Conditional Use Permit:		
For an accessory residence.	\$468	\$2,000
For non-residential use:		
*per 1,000 square feet of gross floor area	\$293	\$2,000
*additional per 10,000 square feet of lot area affected or portion thereof.	\$293	\$2,000
The minimum fee for a non-residential conditional use shall be:	\$1,740	\$2,000
Application pursuant to NJSA 40:55D-34 or appeal pursuant to NJSA 40:55D-36 (Building Lot to Abut Street)	\$646	\$2,500
Special meeting (Planning Board or Board of Adjustment) if requested by or with consent of applicant	\$1,740	N/A

* Application fee is subject to change pursuant to the Cost of Living Index As Published by the United States Bureau of Labor and Statistics

APPLICATION	APPLICATION FEE*	DEPOSIT FOR TECHNICAL REVIEW
Application for certification by Tax Assessor of list of adjoining property owners.	\$0.25 per name or \$10 whichever is greater	N/A
Subdivision Application:		
Concept Plan	\$582	\$2,000
Minor Subdivision Application:		
Lot line adjustment	\$582	\$5,000
Any other minor subdivision	\$3,475 per lot	\$7,500
Extension of a minor subdivision	\$582	N/A
Major Subdivision:		
Preliminary	\$3,475 per lot	\$7,500
Final (filed simultaneously with preliminary)	No fee	
Final (filed separately, per lot)	\$1,185	50% of the initial deposit for preliminary
Application for a Variance in conjunction with any Subdivision of Land:		
Minimum	\$1,176	\$2,000
Per variance per lot	\$594	\$2,000
*No fee for any lawful preexisting condition		
Amended application	½ of the original application fee within	50% of the initial deposit
Extension of preliminary or final major subdivision approval	\$1,161	50% of the initial deposit
Site Plan Application		
Concept Plan	\$582	\$2,000
Minor Site Plan Application:	\$873	\$7,500
Major Site Plan Application:		
Preliminary Residential	\$10,080 plus \$504 per unit	\$7,500
Nonresidential	\$10,080 plus \$504 per 1,000 sq. ft. or per 10,000 sq. ft. of	\$3,000

	other impervious coverage	
Final (filed simultaneously with preliminary)	No fee	
Major site plan, final (filed separately)	\$2,318	\$7,500
Amended application	½ of the original application fee	50% of the initial deposit
Extension of preliminary or final approval	\$1,161	N/A
Special meeting (Planning Board or Board of Adjustment) if requested by or with consent of application	\$1,740	N/A

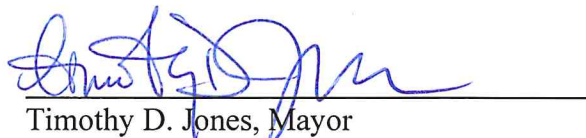
SECTION 2. This ordinance may be renumbered for the purposes of codification.

SECTION 3. This ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

ATTEST


Lisa A. Sharp, Municipal Clerk

TOWNSHIP OF HARDING


Timothy D. Jones, Mayor

INTRODUCED: April 17, 2023

PUBLIC HEARING: May 15, 2023

ADOPTED: May 15, 2023

ADVERTISED: April 20, 2023

ADVERTISED: May 18, 2023

Vote on Adoption:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN
Ms. Chipperson	1st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dr. Lacz	2nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Application fee is subject to change pursuant to the Cost of Living Index As Published by the United States Bureau of Labor and Statistics