

ORDINANCE NO. 4779

**Ordinance Amending & Superseding
Section 17.52.100 of the Land
Development Ordinance of the City of Elizabeth**

PREAMBLE

WHEREAS, the City of Elizabeth is desirous of amending Section 17.52.100 of its Land Development Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Elizabeth, County of Union and State of New Jersey, as follows:

SECTION ONE

Section 17.52.100 "Fees for professional services—Deposits with municipality—Escrow—Interest" shall be amended as follows:

Paragraph B.1 shall be repealed and replaced with the following:

B. Deposits. Prospective developers shall supply initial escrow funds to cover the cost of professional services per the table listed in this subsection. These are initial deposits, certain applications because of their complexity may require additional funding. No application shall be deemed complete unless the following fees are submitted:

1. Initial Escrow Fees.

Item	Initial Escrow to be Posted
Minor Subdivisions	
Without a site plan review	
Residential	
Two-lot minor subdivision, lot line adjustment	\$1,500.00
Nonresidential, commercial/industrial	
Subdivisions include minors	Same as major subdivisions
Major Subdivisions	
Major subdivision, three lots and greater	
Residential	\$2,500.00 base, plus \$450.00 per each additional lot
Nonresidential, commercial/industrial	
Subdivisions include minors	\$2,500.00 base, plus \$900.00 per each additional lot
Site Plan Applications	
Residential	
1 to 3 dwelling units	\$3,500.00
3 to 20 dwelling units	\$5,500.00

PRESENTED TO THE MAYOR FOR APPROVAL
 APPROVAL OF THE MAYOR
 NOV 23 2016
 City Clerk

20 to 50 dwelling units	\$7,000.00
over 50 dwelling units	\$12,000.00
Nonresidential, commercial/retail/industrial	
Lot area shall be calculated by the total lot area of property	
0 to 20,000 square feet	\$5,000.00
20,000 to 50,000 square feet	\$8,000.00
50,000 to 100,000 square feet	\$12,000.00
over 100,000 square feet	\$20,000.00
Concept Plan	
Residential minor and major subdivision	\$1,000.00
Commercial and all nonresidential site plans	\$2,000.00
General Development Plans	\$2,000.00
Variances	
All variances under N.J.S.A. 40:55D-70 and conditional use applications not requiring a site plan or subdivision approval shall be one thousand dollars (\$2,500.00)	

SECTION TWO

If any section or provision of this ordinance shall be held invalid in any court the same shall not affect the other sections or provisions of this ordinance except a so far as the section or provision so declared invalid and shall be inseparable from the remainder of any portion thereof.

SECTION THREE

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

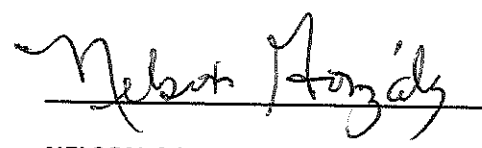
SECTION FOUR

If any portion or clause of this ordinance is declared invalid for any reason whatsoever, same shall not affect the validity or constitutionality of any other part or portion of this ordinance.

SECTION FIVE

The effective date of this ordinance shall be twenty (20) days after its final passage by City Council and approved by the Mayor at the time in the manner provided by law.

PASSED: 11/20/16



NELSON GONZALEZ

PRESIDENT OF CITY COUNCIL

APPROVED: 11/23/16



J. CHRISTIAN BOLLWAGE

MAYOR

ATTEST:



YOLANDA M. ROBERTS, R.M.C.

MUNICIPAL CLERK