

**ORDINANCE 2017-08
COUNTY OF BURLINGTON
TOWNSHIP OF NORTH HANOVER**

AN ORDINANCE OF THE TOWNSHIP OF NORTH HANOVER, BURLINGTON COUNTY RESCINDING AND REPLACING ORDINANCE 2008-04 (AN ORDINANCE ESTABLISHING CHAPTER 15-080.12 (B)) AND AMENDING ORDINANCE 2009-10 (AN ORDINANCE AMENDING CHAPTERS 19-030.3 AND 19-030.4)

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of North Hanover in the County of Burlington, State of New Jersey that Ordinance 2008-04 establishing Chapter 15-080.12 (B) of the Township Code of North Hanover and Ordinance 2009-10 amending Chapters 19-030.3 and 19-030.4 of the Township Code of North Hanover are hereby amended as follows:

SECTION 1. Ordinance 2008-04 establishing Chapter 15-080.12 (B) of the Township Code of North Hanover which provided for the assessment of fee for revisions to the Official Tax Map required by certain site plan applications be and is hereby rescinded and replaced as follows:

15.080.12 (B) Tax Map/GIS database update fee.

(1) Purpose.

(a) It is the purpose of this subsection to impose upon developers/applicants the costs incurred by North Hanover Township in updating its municipal Tax Map/GIS database as a result of the approval of various site plans, subdivisions or the creation of any new lots within North Hanover Township. Said costs are directly related to the development process, and therefore North Hanover Township hereby determines that they should be borne by the developer/applicant.

(b) Tax Map/GIS database update fees: each applicant and/or developer, for any approval that results in the creation of any new lot(s), revision of any existing lot(s) and/or other alterations to the Tax Map/GIS database, shall be responsible for paying all reasonable charges incurred by North Hanover Township in updating said Tax Map/GIS database. These costs shall include, but not be limited to, update to the GIS database, revisions to existing Tax Map plates, creation/addition of new tax map plates, appropriate revisions to the Key Map(s), reprographic services for applicable Township, county and state submission copies, as well as any reasonable shipping and handling fees involved.

(2) Costs.

(a) Once final site plan, subdivision and/or new lot approval has been received, an escrow account shall be established by the applicant and maintained by North Hanover Township for the express purpose of maintaining the Tax Map/GIS database. No construction permit shall be issued until said escrows as outlined below are posted with the Township:

[1] Minor subdivisions: \$75 per lot.

[2] Major subdivisions are further broken down as follows:

[a] One to 25 lots: \$55 per lot.

[b] Twenty-six to 75 lots: \$50 per lot.

[c] Seventy-six to 125 lots: \$45 per lot.

[d] One hundred twenty-six to 175 lots: \$40 per lot.

[e] One hundred seventy-six or more lots: \$35 per lot.

[f] Commercial site plan: \$800.

[g] Condominium site plan: \$1,000 plus \$20 per unit for residential condominium projects.

[h] Each lot/Tax Map revision due to deed discrepancies, lot line adjustments, easement detailing, ownership labeling, acreage calculation and labeling, street name changes and other minor revisions: \$55 per lot or per change.

[3] If the initial escrow account is insufficient to cover the cost for revisions to the Tax Map/GIS database, then the developer/applicant shall be required to replenish the escrow account in such amounts as are required to satisfy the total cost of the revisions. In the event that the developer/applicant fails to do so, the Township shall have the option of revoking the construction permit and/or failing to issue a final certificate of occupancy or approval until such time as the applicant complies. If any portion of the escrow account remains unused following the appropriate revisions to the Tax Map/GIS database, it shall be refunded to the developer/applicant.

(b) In the event that any application for development is denied and the application is no longer pending before the respective Township board, then any portion of the aforementioned fee which has not been expended by the engineer responsible for maintaining the Tax Map/GIS database shall be refunded to the applicant.

(c) In addition to the maintenance fees noted, each approved applicant must supply a map of the new subdivision or new lot in a scale suitable for inclusion on the North Hanover Township Tax Map/GIS database. Said map must be submitted in both electronic and hard copy formats and must be compliant with current New Jersey Map Filing Law guidelines (N.J.S.A. 46-23.1).

SECTION 2. Ordinance 2009-10 which in part repealed and replaced Chapter 19-030.3 of the Township Code of North Hanover entitled “Fees and Escrow for Applications Submitted to the Joint Land Use Board for Subdivisions, Site Plans, and Residential and Commercial Development” is hereby amended as follows (deletions have strikethrough and additions are bolded and underlined):

19-030.3 – Fees and Escrow for Applications Submitted to the Planning Board and Zoning Board of Adjustment for Subdivisions, Site Plans, and Residential and Commercial Development.

- A. The application fees as set forth herein are nonrefundable flat fees and shall cover direct administrative expenses associated with processing the application at issue.
- B. An escrow account is hereby established to cover the costs of professional services, including engineering, legal, planning, professional salaried personnel and consultants retained to evaluate material submitted with the application, and other expenses connected with the review of the submitted materials, ~~except for those costs associated with the revision of the municipal tax map.~~ **Applicants are also directed to refer to the Township’s Land Use ordinances regarding requirements for establishment of escrow account for tax map/GIS database updates.**

SECTION 3. At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

SECTION 4. This ordinance shall take effect upon final passage and publication according to law.

SECTION 5. The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S. 40:44D-15. Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S. 40:55D-16 and with the Township Tax Assessor.

SECTION 6. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 7. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Deputy Mayor DeBaecke	X		X			
Committeeman Doyle			X			
Committeeman Kocubinski		X	X			
Committeeman O'Donnell			X			
Mayor DeLorenzo			X			

NOTICE

This Ordinance published herewith was introduced and passed upon first reading at the regular meeting of the Township Committee of the Township of North Hanover held on July 6, 2017. It will be further considered for final passage after a public hearing to be held on July 20, 2017 at the Municipal Building, 41 Schoolhouse Road, Jacobstown, NJ at 7:00 p.m. or as soon thereafter as the matter may be heard, at which time and place any persons desire to be heard upon the same will be given an opportunity to be heard. Copies are available free of charge at the Municipal Clerk's Office prior to the public hearing.

Mary Picariello, RMC/CMR/CTC
Township Clerk

NOTICE

The ordinance read by title upon second reading herewith has been adopted at the meeting of the Mayor and Township Committee of North Hanover Township, held on July 20, 2017 and the 20 day period of limitation within which a suit, action or validity of such ordinance can be commenced, has begun to run from the date of the publication of this notice.

Mary Picariello, RMC/CMR/CTC
Township Clerk

Vote to Adopt Ordinance 2017-08:

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Deputy Mayor DeBaecke			X			
Committeeman Doyle		X	X			
Committeeman Kocubinski	X		X			
Committeeman O'Donnell			X			
Mayor DeLorenzo			X			