

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 142 OF THE CODE  
OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED “LAND USE”**

**BE IT ORDAINED** by the Township Council of the Township of Robbinsville in the County of Mercer, State of New Jersey, that Chapter 142 of the Code of the Township of Robbinsville, entitled Land Use, is hereby amended as follows [added portion is underlined; deleted portion has strikethrough]:

**SECTION 1.**

**Chapter 142 – Land Use.**

**Article XI. Development Fees.**

**§ 142-96 Affordable housing development fees.**

A. Purpose.

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F. Collection procedures.

- (1) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.

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- (8) ~~The developer shall pay 100% of the calculated development fee amount prior to the municipal issuance of a temporary certificate of occupancy for the subject property.~~ Fifty percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the temporary certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of temporary certificate of occupancy.

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G. Affordable Housing Trust Fund.

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**SECTION 2.**

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 3.**

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

**SECTION 4.**

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.A. 40:55D-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.A. 40:55D-16 and with the Township Tax Assessor.

**SECTION 5.**

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 6.**

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.

PASSED: April 11, 2024

ADOPTED: April 11, 2024

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Michele Seigfried, Municipal Clerk

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Dave Fried, Mayor