

# Township of West Milford

Passaic County, New Jersey

## ~ Ordinance 2024 - 028 ~

### ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY AMENDING CHAPTER 414 “FEES, LAND DEVELOPMENT” OF THE REVISED GENERAL ORDINANCES

**BE IT ORDAINED** by the Municipal Council of the Township of West Milford, County of Passaic, State of New Jersey, as follows:

**SECTION 1** Chapter 414 “Fees Land Development” fee schedules are amended as follows:

§414-3. Subdivision of land and site plan review fee schedule.

In accordance with Chapter 470, Subdivision of Land and Site Plan Review, the following fee schedule constitutes application fees and escrow fees:

<u>SUBDIVISIONS</u>	<u>Application Fee</u>	<u>Escrow Fee</u>
Concept/Sketch Plat	One half (½) the application and escrow fee. If the application for development is filed within six months of the concept plan, full credit for the concept fees will be applied. After six months, the full application and escrow fees apply.	
Minor Subdivision	\$300	\$900 + \$300/lot
Preliminary Subdivision Plat	\$350 + \$100/lot	\$1,200 + \$300/lot
Final Subdivision Plat	\$250 + \$50/lot	\$1,200 + \$150/lot
<u>SITE PLANS</u>	<u>Application Fee</u>	<u>Escrow Fee</u>
Concept/Sketch Plat	One half (½) the application and escrow fee. If the application for development is filed within six months of the concept plan, full credit for the concept fees will be applied. After six months, the full application and escrow fees apply.	
Minor Site Plan	\$200	\$800
Preliminary Site Plan	\$300 + \$.10/sq ft of proposed building & prop. impervious coverage	\$800 + \$.30/sq. ft of prop. bldg. & prop. impervious coverage
Final Site Plan	\$200 + \$.10/sq ft of proposed building & prop impervious coverage	\$800 + \$.15/sq. ft of prop. bldg. & prop. impervious coverage
<u>AMENDED PLANS</u>	If filed within six months of the originally approved application for development one half (½) of the application and escrow fees apply. After six months, full application and escrow fees apply.	
<u>REVIEW AND INSPECTION OF DEVELOPMENT</u>	2.0 times the individuals hourly rate	
<u>APPEALS NJSA 40:55D-70a</u>	\$150	\$500
<u>INTERPRETATION 40:55D-70b</u>	\$200	\$750

	<u>Application Fee</u>	<u>Escrow Fee</u>
<u>VARIANCE NJSA 40:55D-70c</u>		
Private Road	\$ 100	\$ 450
Residential	\$ 300	\$1,200
Fencing on a Property containing a single-family dwelling	\$ 150	\$ 450
 <u>USE VARIANCE NJSA 40:55D-70d</u>		
Additions to existing residences not exceeding a footprint of 250 sq. ft.	\$ 300	\$1,500
For signs	\$ 300	\$1,500
For all others	\$ 750	\$1,750
 <u>ZONE CHANGE REQUEST</u>		
0 – 10 acres	\$ 250	\$1,500
10 – 100 acres	\$ 500	\$4,500
over 100 acres	\$1,000	\$7,500
 <u>WIRELESS TELECOMMUNICATIONS FACILITIES</u>		
	\$1,000	\$4,000

§414-4. Zoning Permits.

In accordance with Chapter 470, Subdivision of Land and Site Plan Review, the fee for a zoning permit shall be as follows:

- |    |  |       |
|----|--|-------|
| A. | The fee for a zoning permit for additions, accessory buildings and garage alterations for existing single-family owner-occupied dwellings: | \$ 75 |
| B. | Decks, fences, pools, sheds, walls and signs:  | \$ 50 |
| C. | Home Occupation:   | \$ 50 |
| D. | New Homes:   | \$100 |
| E. | Commercial:  | \$200 |
| F. | Commercial Additions:  | \$150 |
| G. | Change in Tenancy:   | \$ 30 |
| H. | Temporary Structures:  | \$ 50 |

§414-6 Temporary Outdoor Activity Permit

A permit shall be required for each Temporary Outdoor Activity as defined in Chapter 420, §420-6 and as regulated in Chapter 500, §500-36.1. The fee for each permit shall be fifty dollars (\$50).

§414-7. Waiver of Application and Permit Fee.

The application and permit fees set forth herein shall be waived providing the applicant can demonstrate the following:

1. It is a non-profit organization evidenced by a 501(c)(3) status from the United States Internal Revenue Service; and
2. It receives funding from the Township of West Milford; and
3. The application is for a project that is for the benefit of the residents of West Milford.

Escrow fees may not be waived however the professionals should be encouraged to reduce their rates when such application or permit fees are waived.

**SECTION 2.** All ordinances of the Township of West Milford, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

**SECTION 3.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

**SECTION 4.** This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

**SECTION 5.** This Ordinance may be renumbered for codification purposes.

Introduced: June 12, 2024  
Adopted: July 17, 2024  
Effective Date: August 6, 2024

ATTEST

TOWNSHIP OF WEST MILFORD  
COUNTY OF PASSAIC  
STATE OF NEW JERSEY

\_\_\_\_\_  
William Senande, Township Clerk

By: \_\_\_\_\_  
Michele Dale, Mayor