

BOROUGH OF RIVERTON

ORDINANCE _____ - 2005

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE BOROUGH OF RIVERTON AMENDING CHAPTER 22, ARTICLE I, SECTION VI TO ESTABLISH THE FORM OF APPLICATION FOR THE INFORMAL REVIEW OF CONCEPT PLANS FOR SITE PLANS AND SUBDIVISIONS SUBMITTED TO THE RIVERTON PLANNING BOARD, AND TO DETERMINE THE APPLICATION AND ESCROW FEES TO BE PAID BY DEVELOPERS REQUESTING SUCH INFORMAL REVIEWS

WHEREAS, N.J.S.A. 40:55D-10.1 authorizes a municipal planning board to grant, at the request of a developer, an informal review of a concept plan for development for which the developer intends to prepare and submit an application for development; and

WHEREAS, the Riverton Planning Board has been receiving requests for the informal review of concept plans for site plans and subdivisions without an appropriate application form identifying the property, the proposal, the applicant and the applicant's professionals; and

WHEREAS, the review fees that have been charged by the Riverton Planning Board's professional staff have been paid from the Planning Board's budget and not by the applicants requesting informal review; and

WHEREAS, it is in the best interest of all involved parties to establish an application form to be utilized by developers requesting an informal review of concept plans and to establish the appropriate application and escrow fees for the review of said concept plans;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF RIVERTON, COUNTY OF BURLINGTON, STATE OF NEW JERSEY THAT:

I. Chapter 22, Article I, Section 6 be amended and supplemented as follows:

§22-6.1 Informal Review Application.

Pursuant to N.J.S.A. 40:55D-10.1, the Planning Board shall grant an informal review of a concept plan for development in accordance with the Informal Review Application attached hereto as Exhibit 1, and the procedures for submitting said Informal Review Application shall be as established within Section 22-6, except that an application for informal review of concept plans shall be filed

not less than ten (10) days before the date of the monthly meeting of the Riverton Planning Board.

§22-6.2 **Fees.**

The fees to be paid by a developer requesting an information review of concept plans for site plans or subdivisions shall be as follows:

- a. Application Fee: Fifty dollars (\$50.00)
- b. Escrow Fee: The initial escrow fee shall be twenty five percent (25%) of the Escrow Fee required under Ordinance or Planning Board Rule and Regulations for the type of application proposed by the applicant.

Any unused Escrow Fee for informal review shall, at the option of the applicant, be returned or applied to an Escrow Account for review of a formal development application submitted by the applicant. Upon notice by the Planning Board, the applicant shall be required to replenish the Escrow Fee for informal review when the balance falls below fifty dollars (\$50.00).

The application and escrow fees for the informal review application shall be included in the Schedule of Fees maintained by the Riverton Planning Board.

§22-6.3 If a court of competent jurisdiction shall declare any section, paragraph, subsection, clause or provision of this Ordinance invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

§22-6.4 All ordinances or parts of ordinances of the Borough of Riverton heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

II. This ordinance shall take effect immediately upon final passage. Notice of adoption shall be published as provided by law.

ATTEST:

BOROUGH OF RIVERTON

By: _____
MARY LONGBOTTOM
BOROUGH CLERK

By: _____
ROBERT MARTIN, MAYOR

CERTIFICATE OF CLERK

I, Mary Longbottom, Municipal Clerk of the Borough of Riverton, County of Burlington and State of New Jersey, do hereby **CERTIFY** that the foregoing to be a true and correct copy of an Ordinance introduced and passed by the Borough Council at a meeting of said Council held October 12, 2005, and said Ordinance was finally adopted at a regular meeting of the Borough Council held November 9, 2005, after a public hearing.

Mary Longbottom, RMC
Municipal Clerk

RECORDED VOTE AYE NAY ABSTAIN

DANIEL
VILLARI
SMYTH
GILMORE
CESARETTI
ALLS-MOFFATT
MAYOR (TIE)