

ORDINANCE 2025-09

ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 30, LAND DEVELOPMENT, SECTION 30-17, FEES, OF THE TOWNSHIP CODE TO UPDATE CERTAIN LAND USE APPLICATION FEES

WHEREAS, the Township Committee of the Township of Chatham (the “Township”) desires to amend Chapter 30, Land Development, Section 30-17, Fees, of the Township Code to update certain land use application fees; and

WHEREAS, upon first reading of this ordinance, the Township refers this ordinance to the Township Planning Board pursuant to N.J.S.A. 40:55D-26, requesting that they review it for consistency with the Township’s Master Plan and to prepare recommendations regarding the amendments contained herein; and

WHEREAS, upon first reading of this ordinance, the Township directs the Township Clerk and Township Attorney to provide the required public notice of the public hearing for second reading and adoption as set forth in N.J.S.A. 40:55D-15.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Township Code, Chapter 30, Land Development, Section 30-17, Fees, subsection 30-17.1, Fees, paragraph a, Application Fees, is hereby amended as follows:

- a. Application Fees. At the time of an application for development the applicant shall pay to the Township application fees in accordance with the following schedule:
 1. Concept Plan: \$500.
 2. Minor Subdivision - Simple Lot Line Change: \$250.
 3. Minor Subdivision - Three lots or less: \$475.
 4. Preliminary Plat - Major Subdivision: \$300 plus \$150 per lot
 5. Final Plat - Major Subdivision: \$300 plus \$100 per lot.
 6. Preliminary Site Plan Conventional: \$300 plus \$50 for each 1,000 square feet or fraction thereof.
 7. Final Site Plan Conventional: One-half of fee for Preliminary Site Plan.
 8. Preliminary Site Plan Multi-Family: \$300 plus \$50 per 1,000 square feet of floor area or fraction thereof.
 9. Final Site Plan Multi-Family: One-half of fee for Preliminary Site Plan.

10. Master Development Plan Multi-Family Housing Development: \$1,500 plus \$50 per dwelling unit.
11. Waiver of Complete Site Plan Approval: \$400.
12. Amended Site Plan: \$400.

Section 3. The Township Code, Chapter 30, Land Development, Section 30-17, Fees, subsection 30-17.2, Conditional Uses, Variances and Appeals, is hereby amended as follows:

	Type of Application	Application Fee
a.	Conditional Use	\$500
b.	Appeals from decision of a Construction or Zoning Official pursuant to Subsection 30-47.1	\$200
c.	Interpretation of Zoning Map or Zoning regulations or for decisions on other special questions pursuant to Subsection 30-47.2	\$200
d.	Variances pursuant to Subsection 30-47.3 from lot area, lot dimensional, setback and yard requirements.	\$300
e.	Variances from use regulations pursuant to Subsection 30-47.4.	\$700
f.	Direction pursuant to Subsection 30-47.6 for issuance of a permit for building or structure in the bed of a mapped street or public drainageway, flood control basin or public area reserved on an official map.	\$200
g.	Direction pursuant to Subsection 30-47.7 for issuance of a permit for a building or structure not related to a street.	\$200
h.	The fees in Subsections a through g inclusive above shall be in addition to any applicable fee in connection with a subdivision or site plan as provided in Subsection 30-17.1.	
i.	Appeals to the Township Committee pursuant to 30-13.	\$300

Section 4. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance and the remainder of the Ordinance shall be deemed valid and effective, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 5. All ordinances or parts of ordinances, which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 6. Pursuant to N.J.S.A. 40:55D-16, upon adoption, the Township Clerk shall file a copy of this ordinance with the County Planning Board. Thereafter, this Ordinance shall take effect according to law.

Introduced: March 25, 2025

Adopted: April 22, 2025

Attest:


Gregory J. LaConte, Clerk

TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY

BY: 
Michael Choi, Mayor