



*Home
Occupation
Permit*

BLOCK _____
LOT _____

TOWNSHIP OF ROBBINSVILLE
GENERAL LAND USE APPLICATION

1. Name of Applicant _____
Address: _____

Telephone: _____

I have reviewed this application and accompanying documentation and consent to filing of the same with the Township of Robbinsville Planning Board/Zoning Board.

Applicant's Signature Date

2. Name of Attorney _____
Address: _____

Telephone: _____

3. <u>Application Type</u>	Application Fee	Escrow Fee
_____ Appeal	\$ _____	\$ _____
_____ Request for Zoning Interpretation	_____	_____
_____ Hardship/Bulk Zoning Variances**	_____	_____
_____ Use Variances**	_____	_____
_____ Conditional Use Permit	_____	_____
_____ Conceptual Review	_____	_____
_____ Minor Subdivision (Total No. of Lots _____)	_____	_____
_____ Preliminary Site Plan (_____ S.F. Improvements)	_____	_____

_____	Preliminary Major Subdivision (Total No. of Lots _____)	_____	_____
_____	Final Site Plan (_____ S.F. Improvements)	_____	_____
_____	Home Occupation Permit	_____	_____
_____	Final Major Subdivision (Total No. of Lots _____)	_____	_____
_____	Waiver of Site Plan Review	_____	_____
_____	Design Waiver**	_____	_____
_____	Resubmittal	_____	_____
	Total Amount Paid	\$ _____	\$ _____

* Check all items applicable and submit appropriate forms for each application type.

** Provide detailed explanation of need for deficiency on waiver/variance request form.

4. Is the property served by public sewer system? _____
 5. Is the property served by public water system? _____
 6. Present use of property _____

 7. Provide a brief description of the proposed project or development _____

 8. Name of Development: _____
 Address of Property: _____
- Tax Map: Page _____ Block _____ Lot _____
9. Zoning District: _____

10. Name of Property Owner : _____

Address: _____
(Street)

(City) (State) (Zip)

Telephone: _____

I have reviewed the general instructions to applicants, the application and accompanying documentation and consent to filing of the same with the Township of Robbinsville Planning Board/Zoning Board.

Owner's Signature

Date

I do hereby accept the responsibilities as agent for this application.

Agent's Signature

Date

TOWNSHIP USE ONLY BELOW THIS LINE

Application No: _____

Fees Paid: _____

Date Received: _____

Receipt No. _____

Time Received: _____

Referred To: _____
Planning Board/Zoning Board

PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY, COUNTY OF MERCER, SS.:

_____ of full age, being duly sworn according to law on oath
deposes and says that the deponent resides at _____ in
the Township of _____ in the County of _____ and State
of _____ that _____ is the owner in fee of all
that certain lot, piece or parcel of land situated, lying and being in the Township of Washington, New Jersey,
and known and designated as Block _____, Lot _____.

Sworn and subscribed before me this _____ day of _____ 20_____.

(Notary)

(Owner to sign here)

AUTHORIZATION

(If anyone other than above owner is making this application, the following authorization must be executed.)

To the Planning/Zoning Board:

_____ is hereby authorized to make this application.

Date _____, 20_____.

(Owner to sign here)

Chapter 142. Land Use

Article V. General Provisions and Design Standards

§ 142-33.1. Specific accessory structures and/or uses.

The accessory uses and structures specifically mentioned below are subject to the following additional requirements:

- A. Attached decks and terraces must meet the required yard setbacks for principal buildings. Attached patios may encroach into the required yard by no more than 10 feet.
- B. Commercial vehicles, tractors and mechanized equipment. Commercial vehicles, tractors, trailers, mechanized equipment and similar vehicles and equipment shall not be parked or stored in any zone, except as follows:
 - (1) One such commercial vehicle and associated equipment may be stored in an enclosed garage provided that such vehicle, machinery, trailer or equipment is directly related to the business or is used by the resident of the property.
 - (2) One commercial vehicle, tractor, piece of construction machinery or equipment less than 26 feet in length may be kept on site, provided that such vehicle, machinery, trailer or equipment is directly related to the business or use of the property.
 - (3) Equipment and machinery used in connection with the construction, alteration, removal or demolition of any buildings or structure or the excavation of any land shall be permitted to stand upon the premises where such work is being undertaken and while the same is continuing and ongoing.
- C. Home occupation.
 - (1) Accessory use regulations; home-based businesses. It is the intent of this subsection to regulate the operation of home-based businesses so that a neighbor, under normal circumstances, will be largely unaware of the adjacent home-based business, and that the same shall operate without interference with neighboring residential uses other than the presence of a permitted sign.
 - (a) As used in this Subsection C, the following term shall have the meaning indicated:

HOME-BASED BUSINESS

Any business which is customarily, in whole or in part, conducted within a residence, or an aspect of a business located at another site, which is consistent with the activities of a business which could otherwise be customarily conducted within or attendant to a residence and which receives its mail at the residential address. It shall not include, however, the operation of a law, medical, chiropractic,

or accounting office; or any business which would involve customers or clients coming to the home.

(b) Criteria for home-based businesses applicable to all zone districts.

- [1] The aggregate area devoted to a home-based business shall not exceed 10% of the gross floor area of the home, excluding the garage. Where required, a home-based business shall comply with all provisions of the Americans with Disabilities Act.
- [2] No more than one business may be conducted in any residence or on any residential property.
- [3] A maximum of one person other than related members of the immediate family occupying the residence shall be employed within the residence or on the property. For those home-based businesses where the individuals are not employed within the residence, but who perform employment-related activities which are based out of the residence, there shall be a maximum of one employee for every acre of property with a maximum of five employees on properties over five acres. There shall be sufficient off-street parking, as determined by the Technical Review Committee, available to accommodate the vehicles of all employees. However, at no time should the amount of off-street parking required alter the residential character of the neighborhood.
- [4] No newspaper, periodical, or telephone directory advertising or identifying the location of the business shall be permitted.
- [5] No noise shall be generated from the home-based business which might interfere with the quiet enjoyment of neighboring residential property owners. No noise exceeding the standards of the ordinances of the Township, specifically § 142-43F, shall be permitted.
- [6] No use shall involve construction features or the use of electrical or mechanical equipment that would change the fire rating of any structure on the property.
- [7] No firearms may be used in conjunction with any home-based business, nor shall any home-based business be permitted which involves the repair or reconditioning of firearms.
- [8] Any increase in vehicular traffic or on-street parking caused by a home-based business, which in the opinion of the Zoning Officer of the Township is inconsistent with the information supplied to the Township regarding the intended conduct of the business and/or creates a nuisance to the neighborhood in which the business is located, may be grounds for the revocation of the home-based-business permit and cause application to the Zoning Board of Adjustment for the continued operation of the same.
- [9] A business use which is not otherwise permitted as a principal use in any zone districts of the Township shall not be permitted as a home-based business.

(c) Criteria for home-based businesses applicable to properties located in the RR Zone District.

- [1] Any uses which are agricultural or agriculturally related and are proposed for property which has been qualified for farmland exemption and otherwise meet the criteria established in Subsection C(1)(c)[2] hereof are permitted.
- [2]

Any uses which are not specifically prohibited as set forth in Subsections C(1)(c)[4] and C(1)(b)[9] hereof and which otherwise meet the criteria established in Subsection C(1)(b) hereof are permitted, provided any nonresidential use of the property is conducted in an area buffered by 100 feet from all property lines and within an area which does not exceed 30,000 contiguous square feet of building, outdoor storage and/or impervious or stone paving area improvements, which area is defined by a fence or other enclosures including an appropriate landscape screen.

- [3] No advertising of the business may occur on the property other than the installation of an identification sign, not to exceed 144 square inches, which may be freestanding but set back out of any rights-of-way or sight triangles.
- [4] Home-based business uses prohibited in the RR Zone District:
 - [a] No retail use except for the sale of agricultural products, at least 50% of which are grown on the subject property or lands actively farmed or cultivated by the operator of the home-based business; or for the sale of goods or items made on the property or offered for sale in conjunction with goods or items made on the property by the operator of the home-based business.
 - [b] No automotive or equipment sale, storage or salvage.
 - [c] No truck or trailer forwarding or storage.
 - [d] No business principally involving the reconstruction, manufacture, storage or assembly of equipment or parts conducted outdoors.
 - [e] No business involving the storage of pesticides, herbicides or chemicals for retail sale or use in relation to a business engaged in providing application of such material.
 - [f] No business involving any storage of toxic or hazardous materials except when same are stored in conjunction with any agricultural business either conducted on the property or by a resident of the property who operates an agricultural business on the property or elsewhere in the Township.
- (d) Criteria for home-based businesses applicable to all residential districts other than the RR Zone District.
 - [1] Businesses which are prohibited from operating as a home-based business pursuant to Subsection C(1)(b)[9] or C(1)(c)[4] hereof or for which customers or clients are required to come to the residence to conduct business are prohibited unless such home-based business receives approval from the Zoning Board of Adjustment.
 - [2] There shall be sufficient off-street parking to accommodate the vehicles of all employees. The Zoning Officer or appropriate land use board shall determine whether the parking area should be made of stone or paved material depending on the particular circumstances of the business and location of the property.
 - [3] No external display or storage of goods, material, or equipment or the conduct of any outdoor activity may be conducted on the premises. No advertising of the business shall be permitted on the property other than the installation of a nonilluminated identification sign, which shall not exceed 144 square inches, and which may be affixed to the house. No external illumination focused on such sign shall be permitted.

- [4] The home-based business shall generate no air pollution, including noxious odors, or water pollution, electrical, or communications interference. No equipment shall be used in the home-based business which creates noise, vibration, glare, fumes, odors or electrical or communications interference to or with neighboring properties.
- [5] No use shall require external alterations to the dwelling unit or the site upon which it is located other than for the provision of adequate parking.
- [6] Vehicles.
 - [a] No vehicles other than automobiles or other customary family use vehicles or those vehicles which are classified as Class C vehicles as established by FHWA (Section 383-91) shall be permitted to be parked on the property if the same is less than two acres in total area. Class C trucks, including but not limited to limousines and buses, as described in the "Commercial Drivers Manual," are prohibited. No home-based business vehicle or trailer may be used for permanent or temporary storage of any type. Only one home-based business vehicle as permitted herein may be parked at the subject property for every acre of land.
 - [b] Delivery trucks shall be limited to U.S. Postal Service, United Parcel Service, Federal Express, or other similar delivery services providing regular service to residential uses in the zone district.
- [7] Two-story buildings may be utilized in conjunction with an approved home-based-business use, provided they meet the general requirements of the zone district as to size and location restrictions, or have been the subject of variance approval from the appropriate land use board. Should the owner-operator of a home-based business seek permission to construct an accessory building on its property for use in connection with said business, the use shall be disclosed to the Zoning Officer, and where appropriate to the designated land use board, which shall be authorized to impose appropriate restrictions on the use or impact of said building on the neighboring properties.
- [8] Accessory buildings may be utilized in conjunction with an approved home-based-business use, provided they meet the general requirements of the zone district as to size and location restrictions, or have been the subject of variance approval from the appropriate land use board. Should the owner-operator of a home-based business seek permission to construct an accessory building on its property for use in connection with said business, the use shall be disclosed to the Zoning Officer and where appropriate to the designated land use board, which shall be authorized to impose appropriate restrictions on the use or impact of said building on the neighboring properties.
- [9] Any increase in vehicular traffic or on-street parking caused by a home-based business, which in the opinion of the Zoning Officer of the Township is inconsistent with the information supplied to the Township regarding the intended conduct of the business and/or creates a nuisance to the neighborhood in which the business is located, may be grounds for the revocation of the home-based-business permit and cause application to the Zoning Board of Adjustment for the continued operation of the same.
- [10] The business must be serviceable by residential garbage collection.

(e)

Prior to conducting a home-based business, a property owner shall apply for and receive a zoning permit from the Robbinsville Township Zoning Officer. As part of the application, the applicant shall submit the following information and material:

- [1] A copy of a survey of the property prepared within five years of the date of application which accurately depicts the location of the principal structure, accessory structures and off-street parking areas as they existed at that time. At the time of application, an affidavit certifying that the survey is accurate at the time of filing the application will be provided by the Township and signed by the applicant. If any external improvements have been made to the property since the last survey performed by a licensed surveyor, the applicant shall be required to provide an updated survey prepared by a licensed surveyor.
 - [2] A sketch of the floor plan of the house for each floor of the house shall be provided and drawn to scale. The plans shall label the use and size of each room throughout the house. The area to be dedicated to the home-based business shall be clearly marked on the plans.
 - [3] A narrative description of the business use to be conducted on the property attesting to the applicant's ability to adhere to the conditions as set forth below shall be provided and properly notarized. The description shall also indicate the applicant's permission to permit inspection by the appropriate Township officials at the time of application and shall also include a right of entry to permit future inspections as may be required from time to time as a result of complaints or information submitted to Township officials indicating a deviation from the description provided pursuant hereto or from the provisions of this subsection.
 - [4] If the home-based business is operated by a residential tenant of the property, the property owner of record shall consent in writing to the application.
- (f) Certain home-based businesses in existence at the time of adoption of this subsection may be deemed a lawfully created home-based business and entitled to protection as such if they meet the following criteria:
- [1] The business has existed in its present location for a continuous period of at least two years dating back to January 1, 2000.
 - [2] The owner-operator has filed a completed application and a survey of the property prepared within five years of the date of the application which accurately indicates the location of the principal structure, accessory structures and off-street parking areas as they existed at that time and paid a fee of \$50 on or before December 31, 2002.
 - [3] If the property is located in the RR Zone District, it complies with the requirements of Subsection C(1)(c) hereof.
 - [4] If the property is located within any residential district other than the RR Zone District, the application is reviewed by the Township Technical Review Committee as established by § 142-76, which determines that the continued operation of the business does not create any negative impact on the surrounding neighborhood inclusive of noise impacts. The Technical Review Committee shall conduct an administrative review of the application, at which time it may require testimony in support of the application or any additional documentary evidence, including production of affidavits of the owner/occupant, which it deems relevant to its review of the application. Should the Technical Review Committee deem the continued use of the property as a home-based business reasonable, it may impose

principal structure, accessory structures and off-street parking areas as they existed at that time and paid a fee of \$50 on or before December 31, 2002.

- [3] If the property is located in the RR Zone District, it complies with the requirements of Subsection C(1)(c) hereof.
 - [4] If the property is located within any residential district other than the RR Zone District, the application is reviewed by the Township Technical Review Committee as established by § 142-76, which determines that the continued operation of the business does not create any negative impact on the surrounding neighborhood inclusive of noise impacts. The Technical Review Committee shall conduct an administrative review of the application, at which time it may require testimony in support of the application or any additional documentary evidence, including production of affidavits of the owner/occupant, which it deems relevant to its review of the application. Should the Technical Review Committee deem the continued use of the property as a home-based business reasonable, it may impose conditions on the continued use which will be deemed binding on the owner/occupant.
- (g) Any owner/occupant of a property on which a home-based business is operated who is denied a permit to continue operation pursuant to Subsection C(1)(f) hereof, or is not approved subject to condition(s) imposed by the Technical Review Committee pursuant to Subsection C(1)(f)[4] hereof, shall be required to obtain approval from the Zoning Board of Adjustment of the Township to continue its operation.
 - (h) Any property owner or tenant seeking to operate a home-based business on any property located in the Township who has not filed a completed application on or before December 31, 2002, shall apply for and receive an approval prior to the commencement of operation of the business by submitting a completed application and payment of a fee of \$50 to the Zoning Officer of the Township.
 - (i) Upon the sale or conveyance of any property upon which a home-based business is conducted or the sale or transfer of ownership of any business which has been established as a home-based business, the new property or business owner shall be responsible for receiving approval for the continued use of the property and/or business as a home-based business.
 - (j) Any property owner who fails to abide by the provisions of this subsection shall be subject to fines and penalties as established in § 142-94.

Chapter 142. Land Use

Article IX. Fees, Guarantees, Inspections and Off-Tract Improvements

§ 142-84. Fees.

- A. Every application for development shall be accompanied by a check payable to the Township of Robbinsville in accordance with the following schedule:

Type	Application Charge	Escrow Plus Account
Subdivisions		
Minor	\$500 plus \$75 per lot	\$575 per lot
Preliminary plat	\$500 plus \$100 per lot	\$200 per lot (minimum \$1,500)
Final plat	\$500 plus \$100 per lot	\$100 per lot (minimum \$900)
Cluster review	\$300 plus preliminary subdivision fee	\$30 per lot (minimum \$1,000)
Resubmittal of preliminary or final subdivision plat	\$400	\$60 per lot (minimum \$1,000)
Amendment to preliminary or final subdivision plat	\$400	\$60 per lot (minimum \$1,000)
Informal concept (with professional review)	\$500	\$1,000
Site Plans		
Administrative site plan review	\$250	\$750
Informal concept (with professional review)	\$500	\$1,000
Preliminary plan	\$300 per acre or \$20 per each 1,000 square feet of gross floor area proposed, whichever is greater (minimum \$800)	\$200 per acre or \$200 per each 1,000 square feet of gross floor area proposed, whichever is greater (minimum \$2,500)
Final plan	\$150 per acre or \$20 per each 1,000 square feet of gross floor area proposed, whichever is greater (minimum \$800)	\$100 per acre or \$100 per each 1,000 square feet of gross floor area proposed, whichever is greater (minimum \$1,500)
Resubmittal of preliminary or final plat	\$400 per acre or \$20 per each 1,000 square feet of gross floor area proposed, whichever is greater (minimum \$800)	\$100 per acre or \$100 per each 1,000 square feet of gross floor area proposed, whichever is greater (minimum \$1,500)
Amendment of preliminary or final site plan	\$60 per acre or \$10 per each 1,000 square feet of gross floor	\$90 per acre or \$90 per each 1,000 square feet of gross floor

Type	Application Charge	Escrow Plus Account
	area proposed, whichever is greater (minimum \$700)	area proposed, whichever is greater (minimum \$1,500)
Signage	\$50	\$200
Home occupation	\$50	
Design waiver	\$200	\$500
Waiver of site plan review	\$400	\$750
Minor site plan review	\$500	\$1,000
Planned Development or GDP		
(Planned Village and Planned Commercial Developments)		
Informal concept plan (with professional review)	\$500	\$1,000
Preliminary plat/plan residential	\$250 for first 10 units and \$12.50 per unit for each unit thereafter, up to 100 units, and \$5 per each unit thereafter (minimum \$800)	\$250 for first 10 units and \$35 per unit for each unit thereafter, up to 100 units, and \$20 per unit for each unit thereafter (minimum \$6,000)
Nonresidential	\$150 per acre for lots to be occupied by a building or \$25 per 1,000 square feet of gross floor area of all proposed buildings, whichever is greater, plus \$5 per acre of common property, land to be offered to the Township, flood hazard areas or open spaces (minimum \$1,000)	\$150 per acre for lots to be occupied by a building or \$50 per 1,000 square feet of gross floor area of all proposed buildings, whichever is greater, plus \$5 per acre of common property, lands to be offered to the Township, flood hazard areas or open spaces (minimum \$6,000)
Final plat/plan	1/2 preliminary plat/plan fee	1/2 escrow for preliminary plat/plan
Amended	\$500	\$1,000
Variances		
Appeals	\$200	\$1,500
Interpretation	\$200	\$1,500
Bulk/hardship commercial	\$400	\$600
Bulk/hardship residential	\$50	\$200
Use	\$600	\$2,000
Conditional use permit	\$300	\$600
Other		
Publication fee	\$25	

- B. The application charge is a flat fee to cover direct administrative expenses and is nonrefundable.
 - (1) The escrow account is established to cover the costs of professional services, including engineering, legal, planning, professional personnel on salary and consultants retained to evaluate material submitted with the application, and other expenses connected with the review of the submitted materials. Sums not utilized in the review process shall be returned to the applicant. If additional sums are deemed necessary, the applicant shall be notified of the required additional amount and shall add such sum to the escrow.
 - (2) The Township Treasurer shall monthly advise the Planning/Zoning Administrator of the balance of all escrow accounts and whether additional funds are required. In the event additional funds are required, it shall be the obligation of the Planning/Zoning Administrator

to notify the applicant of the additional escrow amount required, and in the event there is a refusal or failure to make the payments required, the Planning/Zoning Administrator shall notify the approving Board and the Township Construction Office.

- (3) The escrow associated with each application shall be replenished whenever the original escrow is reduced by charges against the account to 35% or less of the original amount. The Planning/Zoning Administrator shall notify the applicant of the requirement to replenish the escrow, and the applicant shall be requested to deposit an amount to bring the balance up to 100% of the original escrow amount. No building permits or certificates of occupancy shall be issued until the additional escrow has been paid. Any fees paid for informal concept without professional review shall be a credit toward fees for a subsequent application for development by the same applicant and for the same development.
 - (4) The amount of additional escrow monies shall be determined by the Technical Review Committee.
- C. Where one application for development includes several approval requests, the sum of the individual required fees shall be paid. The applicant shall provide a detailed breakdown of each calculation used in determining the fee pursuant to a form prescribed by the Planning/Zoning Administrator.
- D. Each applicant for subdivision or site plan approval shall agree, in writing, to pay all reasonable costs for professional review of the application, including costs incurred with any informal review of a concept plan which may have preceded the submission of a preliminary application. Additionally, each applicant shall agree, in writing, to pay all reasonable costs for the municipal inspection of the constructed improvements. All such costs for review and inspection must be paid before any construction permit is issued, and all remaining costs must be paid in full before any occupancy of the premises is permitted or certificate of occupancy is issued.
- E. If an applicant desires a court reporter, the cost of taking testimony and transcribing it and providing a copy of the transcript to the Township shall be at the expense of the applicant, who shall arrange for the reporter's attendance. This shall be mandatory for all use variance applications pursuant to § 142-70C(2).
- F. Notwithstanding the schedule of fees and charges contained in this section, any person(s) proposing any development within the Township of Robbinsville may request that the Planning Board provide it with an express informal concept review without the necessity for prior review by the Township's professionals. This review is optional and the developer may choose an informal concept review with such professional review or without such review. Any developer requesting an express informal concept review pursuant to this subsection shall comply with the following:
- (1) The submission of a fee of \$500 which shall be deemed to be a credit toward fees for review of any application subsequently filed by the applicant for development which is essentially the same to that which was the subject of the express informal concept review in accordance with N.J.S.A. 40:55D-10.1.
 - (2) The maximum time to be allotted for an express review shall not exceed 20 minutes and shall be scheduled at the discretion of the Technical Review Committee, unless the time is extended by the Board pursuant to good cause shown.
 - (3) If an additional appearance(s) is required, an additional charge of \$500 for each appearance shall be paid by the developer prior to each appearance. Said fees shall be deemed to be a credit toward fees for review of any application subsequently filed by the applicant for development which is essentially the same to that which was the subject of the express informal concept review in accordance with N.J.S.A. 40:55D-10.1. Thereafter, the Board may

establish a time frame within which the applicant shall file a formal development application (s) pursuant to applicable Township ordinances.

- G. In the event that an applicant requests informal concept review and 1) a revised Master Plan has been adopted but no implementing Zoning Ordinance has been adopted; or 2) the applicant proposes development which is consistent with the Master Plan but does not comport with the Zoning Ordinance in use, floor area ratio or density or the applicant submits for review a draft of a proposed ordinance or of amendments to the Zoning Ordinance, the applicant shall deposit the sum of \$2,500 in escrow at the time of request for informal concept review, as funds to cover the costs of professional services, including engineering, legal and planning review. In the event said escrow is depleted in the course of the review, the applicant shall immediately deposit additional funds in the escrow account, in an amount specified by the Planning/Zoning Administrator, to cover any deficiency in said amount and to cover any additional anticipated costs of professional services, including engineering, legal and planning review.
- H. In the event a property owner or other interested party requests review of any ordinance or the Master Plan of the Township as it relates to a particular property, the property owner or other interested party shall deposit the sum of \$1,000 in escrow at the time the request for ordinance or Master Plan review is made, to cover the costs of professional services, including engineering, legal and planning review prior to the matter being referred to the appropriate professional(s) for review. In the event said escrow is depleted in the course of the review, the applicant shall immediately deposit additional funds in the escrow account, in an amount specified by the Planning/Zoning Administrator, to cover any deficiency in said amount and to cover any additional anticipated costs of professional services, including engineering, legal and planning review.
- I. 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 Robbinsville Township in updating its municipal Tax Map/GIS database as a result of the approval of various subdivisions or the creation of any new lots within Robbinsville Township. Said costs are directly related to the development process, and therefore Robbinsville 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 Robbinsville 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 subdivision and/or new lot approval has been received, an escrow account shall be established by the applicant and maintained by Robbinsville 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 Robbinsville 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).^[1]
- [1]: *Editor's Note: See N.J.S.A. 46:23-9.9 et seq.*