

## SUBTITLE C. NEW JERSEY MEADOWLANDS COMMISSION

## CHAPTER 3

## FIRST STAGE OF THE MASTER PLAN FOR THE COMPREHENSIVE DEVELOPMENT OF THE HACKENSACK MEADOWLANDS DISTRICT

## Authority

N.J.S.A. 13:17-1 et seq., specifically 13:17-6(i), and N.J.A.C. 19:4-6.27.

## Source and Effective Date

R.2003 d.9, effective December 9, 2002.  
See: 34 N.J.R. 2539(a), 35 N.J.R. 258(a).

## Chapter Expiration Date

Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, expires on December 9, 2007.

## Chapter Historical Note

Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, was adopted as R.1970 d.46, effective May 1, 1970. See: 1 N.J.R. 17(b), 2 N.J.R. 8(b), 2 N.J.R. 52(a). Subchapter 1, Revised Fee Schedule, implementing Stage I of the Master Plan was adopted as R.1970 d.118, effective September 25, 1970. See: 2 N.J.R. 95(b). Subchapter 1 was replaced by new Revised Fee Schedules as R.1973 d.334, effective November 30, 1973. See: 6 N.J.R. 39(a).

Pursuant to Executive Order No. 66(1978), Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, was readopted as R.1988 d.281, effective May 26, 1988. See: 20 N.J.R. 743(a), 20 N.J.R. 1467(b).

Public Notice: Routine program implementation. See: 25 N.J.R. 1010(a).

Pursuant to Executive Order No. 66(1978), Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, was readopted as R.1993 d.176, effective March 29, 1993. See: 24 N.J.R. 4503(a), 25 N.J.R. 1887(a).

Pursuant to Executive Order No. 66(1978), Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, was readopted as R.1998 d.77, effective January 5, 1998. See: 29 N.J.R. 3704(a), 30 N.J.R. 566(a).

Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, was readopted as R.2003 d.9, effective December 9, 2007. See: Source and effective date.

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## SUBCHAPTER 1. REVISED FEE SCHEDULES

## 19:3-1.1 Subdivision

(a) The following fees are charged for a minor subdivision:

1. \$5.00 per 100 square feet of lot area up to and including one acre.
2. \$3,000 for lot area over one acre up to and including five acres.
3. \$4,000 for lot area over five acres up to and including 40 acres.
4. \$7,000 for lot area over 40 acres.

(b) \$100.00 is charged for a sketch plat review of a major subdivision.

(c) Fee for preliminary plat review is charged for a major subdivision equal to:

1. \$750.00 per acre of subdivided property for the first 10 acres.
2. \$300.00 per acre of subdivided property for the next 40 acres.
3. \$150.00 per acre of subdivided property in excess of 50 acres.
4. Plus, a fee of two percent of the value of public improvements as determined by a certified estimate prepared by a New Jersey professional engineer is charged to cover the cost of inspections.

(d) A fee of \$750.00 is charged for final plat approval of any major subdivisions.

(e) A fee of \$1,500 is charged for each specific waiver request.

As amended, R.1983 d.254, effective June 20, 1983.  
See: 15 N.J.R. 428(a), 15 N.J.R. 1039(c).

Text substantially amended. Fees increased.  
Amended by R.1987 d.422, effective October 19, 1987.  
See: 19 N.J.R. 1540(a), 19 N.J.R. 1913(c).

Substantially amended.  
Amended by R.1990 d.70, effective February 5, 1990.  
See: 21 N.J.R. 2949(a), 22 N.J.R. 557(b).  
Fees increased.

## 19:3-1.2 Zoning

(a) Zoning fees are as follows:

1. A fee of \$10.00 per square feet of floor area or a minimum fee of \$500.00 is charged for a zoning certificate for a new building and a minimum fee of \$100.00 for additions;

2. A fee of \$100.00 plus \$2.00 per square foot of sign area is charged for the review of signs up to 300 square feet. For signs in excess of 300 square feet, a fee of \$500.00 plus \$2.00 per square foot of sign area is charged;

3. A fee of \$100.00 is charged for real estate sign reviews;

4. A fee of \$300.00 is charged for tank reviews;

5. A fee of \$200.00 is charged for review of fences;

6. A fee of \$500.00 is charged for retail/warehouse sales reviews;

7. A fee of \$750.00 is charged for the review of site improvements. The NJMC shall automatically waive the fee for site improvements associated with barrier free accessibility upgrades or repairs as defined in the New Jersey Uniform Construction Code rules;

8. A fee of \$1,500 is charged per special exception, \$3,000 for each use variance request, and \$2,000 for each other variance;

9. A fee of \$500.00 is charged for permit extensions;

10. A fee of \$50.00 is charged for FEMA/National Flood Insurance Program Elevation Certificates;

11. A fee of \$50.00 is charged for Coastal Zone Consistency Determinations;

12. A fee of \$300.00 is charged for review of satellite dishes;

13. A fee of \$500.00 (each) is charged for review of radio towers;

14. A fee of \$500.00 is charged for interior alterations involving a change in use and/or requiring a zoning certificate;

15. A fee of \$200.00 is charged for review of recycling areas; and

16. A fee of \$45.00 per hour of staff review time is charged for reviewing any amendment to plans submitted for zoning certificate approval, once a zoning certificate for the project has been issued.

(b) Specially planned areas fees are as follows:

1. Initial General plan: \$100,000; each revised general plan: \$25,000;

2. Initial Development plan: \$50,000; each revised development plan: \$25,000;

3. Initial Implementation plan or each revised or individual implementation plan: \$5.00 per 100 square feet of floor area or a minimum fee of \$10,000;

4. \$5,000 per variation request or variance application.

(c) A fee of \$45.00 per hour of staff review time is charged for reviewing any amendment to a redevelopment plan which has already been adopted by the Commission.

As amended, R.1983 d.254, effective June 20, 1983.

See: 15 N.J.R. 428(a), 15 N.J.R. 1039(c).

Text substantially amended. Fees increased.

Amended by R.1987 d.422, effective October 19, 1987.

See: 19 N.J.R. 1540(a), 19 N.J.R. 1913(c).

Substantially amended.

Amended by R.1988 d.281, effective June 20, 1988.

See: 20 N.J.R. 743(a), 20 N.J.R. 1467(b).

Added (a)9.

Amended by R.1990 d.70, effective February 5, 1990.

See: 21 N.J.R. 2949(a), 22 N.J.R. 557(b).

Fees increased.

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

Amended by R.2003 d.43, effective January 21, 2003.

See: 34 N.J.R. 3072(a), 35 N.J.R. 444(b).

Rewrote the section.

### 19:3-1.3 Construction permits

(a) General construction permit fee requirements are as follows:

1. The fee for plan review, computed as a percentage of the fee for a construction permit, shall be paid at the time of application for a permit. The amount of this fee shall then be deducted from the amount of the fee due for a construction permit, when the permit is issued. Plan review fees are not refundable.

2. The fee to be charged for a construction permit will be the sum of the basic construction fee plus all applicable special fees, such as elevator or sign fees. This fee shall be paid before a permit is issued.

3. The fee to be charged for a certificate of occupancy shall be paid before a certificate is issued. This fee shall be in addition to the construction permit fee.

4. The Office of the Chief Engineer of the NJMC, acting as agent for the Department of Community Affairs, shall have the responsibility, pursuant to N.J.S.A. 13:17-1 et seq. for the approval of all plans, for insuring compliance with the Uniform Construction Code (UCC) and for enforcement as contained in N.J.A.C. 19:6-1 et seq. Therefore, pursuant to N.J.A.C. 19:6-1.5 the fees in this section shall pertain.

5. The applicant, owner or developer of newly constructed or rehabilitated residential units that are to be legally restricted to occupancy by households of low or moderate income shall be exempted from the fees set forth in (b) and (c) below and otherwise payable to the NJMC.

(b) NJMC plan review fees are as follows:

1. The plan review fee for new construction shall be based upon the volume of the structure.

i. For buildings or structures in Use Groups A, F or S, the plan review fee shall be \$.010 per cubic foot;