

ORDINANCE 2025-3

AN ORDINANCE AMENDING THE "CHERRY HILL TOWNSHIP ZONING ORDINANCE" ARTICLE IX SECTION 901 (APPLICATION & ESCROW FEES), SECTION 902 (AFFORDABLE HOUSING FEES & PROCEDURES) AND SECTION 905 (PRE-CONDITIONS TO COMMENCEMENT OF CONSTRUCTION)

WHEREAS, consistent with the provisions of the Municipal Land Use Law, including N.J.S.A. 40:55D-26 and 40:55D-64, prior to the hearing on the adoption of any amendment to the Zoning Ordinance, Cherry Hill Township Council ("Township Council") has referred to the Cherry Hill Planning Board ("Planning Board"), proposed amendments to the Zoning Ordinance for review, comment and recommendation; and

WHEREAS, the Township Council has previously adopted, after recommendation from the Planning Board, the Master Plan, and the revisions thereto, which includes a land use plan element and housing plan element; and

WHEREAS, the Township Council recognizes that the Cherry Hill Township Zoning Ordinance, Article IX, Section 901, title "Application & Escrow Fees," Section 902 title "Affordable Housing Fees & Procedures," and Section 905 title "Pre-Conditions to Commencement of Construction" require amendment from time to time; and

WHEREAS, Section 901 (Fee and Escrow Schedule) has not been updated for several years and the Cherry Hill Department of Community Development has determined that the fee and escrow schedule require revisions and increases to reflect increased administrative costs; and

WHEREAS, Section 902 (Affordable Housing Fees & Procedures) must be updated to maintain consistency with Sections 32 through 38 of P.L.2008, c.46 (C.40:55D-8.1 through C.40:55D-8.7); and

WHEREAS, the fees in Section 905 (Preconditions to Commencement of Construction) must also be updated for Minor Subdivision Plans and Major Subdivision Plans to reflect increased administrative costs; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of Cherry Hill, County of Camden, in the State of New Jersey that Article IX of the Zoning Ordinance of the Township of Cherry Hill, shall be amended as follows:

SECTION 1. The Fee & Escrow Schedule in Section 901 shall be amended with the additions (as noted with underlines) and deletions (as noted with strikethroughs) as set forth in Exhibit "A" attached hereto; and

SECTION 2. Section 902(F) shall be amended with the additions (as noted with underlines) and deletions (as noted with strikethroughs) as follows:

1. Upon the granting of a preliminary, final or other applicable approval for a development, the Planning or Zoning Board Secretary or Zoning Officer shall ~~direct its staff to~~ notify the construction official responsible for the issuance of a building permit.

8. ~~In all instances, fifty (50%) percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy. The payment of the development fees shall be collected prior to the issuance of a certificate of occupancy for such development, consistent with sections 32 through 38 of P.L.2008, c.46 (C.40:55D-8.1 through C.40:55D-8.7).~~

SECTION 3. Section 905(A)(4) shall be amended with the additions (as noted with underlines) and deletions (as noted with strikethroughs) as follows:

Tax Map Update for Subdivisions. A fee will be required in conjunction with updating the tax maps, under N.J.S.A. 40:55D-8, as follows:

SECTION 4. The "Tax Map Updates for Subdivisions" table following Section 905(A)(4) shall be amended to increase the fee for minor subdivision plans to \$150.00 per lot and the fee for major subdivision plans to \$75.00 per lot.

SECTION 5. If any article, 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 and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

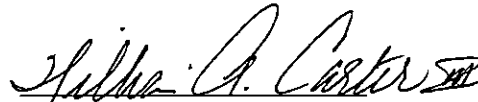
SECTION 6. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Township are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 7. This ordinance shall take effect twenty (20) days after passage and publication, as required by law.

INTRODUCED: JULY 28, 2025

ADOPTED: AUGUST 19, 2025


MAYOR DAVID FLEISHER


COUNCIL PRESIDENT

ATTEST:

PATTI CHACKER, RMC
TOWNSHIP CLERK

EXHIBIT A

ARTICLE IX

ARTICLE IX

FEES, GUARANTEES, INSPECTIONS & OFF-TRACT IMPROVEMENTS

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SECTION 901. APPLICATION & ESCROW FEES.

A. Fee & Escrow Schedule. Every application shall be accompanied by a check or checks payable to the Township of Cherry Hill in accordance with the following schedule:

APPLICATION TYPE	FILING FEE	REVIEW ESCROW
VARIANCES		
"A" Variance (Appeal)		
Residential	\$50.00	\$1,000.00 \$500.00
Non-Residential	\$100.00	\$500.00 \$1,500.00
"B" Variance (Interpretation): Certificate of Non-Conformity, Bldg Permit In Mapped Street		
Residential	\$50.00	\$500.00 \$1,500.00
Non-Residential	\$100.00	\$2,000.00 \$800.00
"C" Variance (Bulk)		
Residential	\$200.00	\$1,500.00 (initial) \$700.00 \$200.00 (each additional)
Non-Residential	\$500.00	\$2,000.00 (initial) \$1,000.00 \$250.00 (each additional)
"D" Variance (Use)		
Residential	\$300.00	\$1,500.00 (initial) \$700.00 \$200.00 (each additional)
Non-Residential	\$500.00	\$2,000.00 (initial) \$1,000.00 \$250.00 (each additional)
SUBDIVISION PLANS		
Minor Subdivision Plan	\$300.00 + (\$50.00/lot)	\$1,500.00/lot
Preliminary Major Subdivision Plan		
Up to 30 lots	\$500.00 (+ \$50.00/lot)	\$2,000 + (\$500.00/lot)
31 lots or more	\$500.00 (+ \$50.00/lot)	\$10,000 + (\$100.00/lot)
Final Major Subdivision Plan		
Up to 30 lots	\$500.00 (+ \$50.00/lot)	\$1,000 + (\$300.00/lot)
31 lots or more	\$500.00 (+ \$50.00/lot)	\$5,000 + (\$50.00/lot)
Preliminary & Final Major Subdivision Plan		
Up to 30 lots	\$800.00 (+ \$50.00/lot)	\$3,000 + (\$800.00/lot)
31 lots or more	\$800.00 (+ \$50.00/lot)	\$15,000 + (\$150.00/lot)
Amended Subdivision Plan	\$300.00	50% 25% of preliminary escrow
SITE PLANS		
Site Plan Waiver	\$100.00	\$1,500.00 \$1,000.00
Minor Site Plan	\$500.00	\$5,000.00
Preliminary Site Plan		
Residential	\$500.00	\$4,000 + (\$50.00/unit)
Non-Residential	\$500.00	\$5,000 + (\$100.00/acre)
Final Site Plan		
Residential	\$500.00	\$4,000 + (\$50.00/unit)
Non-Residential	\$500.00	\$5,000 + (\$100.00/acre)
Preliminary & Final Site Plan		
Residential	\$1,000.00	\$4,000 + (\$100/unit)
Non-Residential	\$1,000.00	\$5,000 + (\$200.00/acre)

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ARTICLE IX

Amended Site Plan	\$300.00	50% 25% of preliminary escrow
General Development Plan	\$1,000.00	\$10,000.00
MISCELLANEOUS		
Concept Plan Workshop	\$100.00	\$1,500.00 \$1,000.00
Administrative Review	\$100.00	\$1,500.00
Conditional Use	\$200.00	\$300.00
Field Modification	-	\$100.00
Grading Plan Checklist Review		
Associated with a Board Application:	\$100.00	1,000.00
All others with 2,000 sf or less of disturbance:	\$750.00	=
All others with 2,000 sf or more of disturbance:	\$1,000.00	=
Inspection Escrow	-	5% of cost estimate
Maintenance Inspection Escrow	-	\$500.00
Property Owners List	\$0.25/name or \$10.00, whichever is greater.	
Publication of Decision	\$60.00 \$45.00	-
Redevelopment Plan as requested by private party (subject to escrow agreement for all costs related to preparation & adoption of a Redevelopment Plan)	\$1,500.00	\$10,000.00
Request for a Relief of Condition of Approval	\$50.00	\$200.00
Request for an Extension of Approval	\$100.00	\$350.00
Rezoning Request	\$500.00	\$2,500.00
Street Vacation	\$500.00	\$2,500.00
Submission and/or Design Waiver	-	\$100.00
Zoning Verification Letter (Basic)	\$50.00	\$50.00
Zoning Verification Letter (Complex)	\$100.00	
(Requests requiring research, full recitation of zoning history, or as otherwise determined by the Zoning Officer)		
ADMINISTRATIVE AGENT SERVICES		
Affirmative Marketing	=	\$50.00 per hour
Initial Application Processing	=	\$50.00 per hour
Application Lottery	\$100.00	\$100.00
Lottery Outreach	=	\$50.00 per hour
Income Certification	=	\$50.00 per case
Application Review (Escrow)	\$100.00 filing fee	\$1,000.00 per application
*Any and all municipal employee and/or consultant rates billed to the Township will be carried through to the developer and/or landlord		
**All direct expenses incurred by the Township, including but not limited to printing, overnight mailings, or photocopying, will be carried through to the developer and/or landlord, and shall be established at the rates designated by the Open Public Records Act		
***All Administrative Agent Services are subject to consent of the Township and require a contractual agreement between any relevant party		
PERMITS		
Sign Permit Application	\$50.00 \$20.00	-
Sign Permit	\$2.00/square foot or \$50.00, whichever is greater.	-
Sign Permit Renewal	\$20.00	-
Zoning Permit		
Residential	\$50.00 \$20.00	-
Non-Residential	\$100.00 \$50.00	-

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