

**ORDINANCE NO. 160-2025**

**AN ORDINANCE OF THE TOWNSHIP OF BUENA VISTA, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AMENDING CHAPTER 115 SECTION 14 KNOWN AS “FEES” IN THE DEVELOPMENT REGULATIONS OF THE TOWNSHIP CODE**

**WHEREAS**, by affirmative vote on July 17, 2025, the Planning Board of the Township of Buena Vista has reviewed the recommendations and further approved the amendments set forth, and;

**WHEREAS**, the Planning Board of the Township of Buena Vista by way of affirmative vote on July 17, 2025 requested the Township Committee to review and approve same, and;

**WHEREAS**, the following sections of Chapter 115 Section 14 known as “Fees” in the Development Regulations of the Township Code are hereby repealed and replaced as follows:

§ 115-14 Fees

The fees shall be charged to an applicant in connection with the review and processing of a development application by any municipal agency having jurisdiction at the time of application submittal except as otherwise specified:

A. Planning and Zoning Applications

<b>Category</b>	<b>Application Fees</b>	<b>Escrow Fees</b>
<b><u>Subdivisions</u></b>		
Minor		
Amendment	\$250	<u>\$1,700</u>
Administrative Tax Map fee		\$700
Hardship “c” variance: side/front/rear yard setbacks		\$100 per lot
Plot plan review	\$100, plus \$50 each additional hardship variance	\$400 per Variance
Major		
Preliminary	\$2,000	\$5,000
Final	\$400, plus \$20 per lot	\$4,500
Administrative Tax Map fee	\$400	\$50 per lot
Amendments to approved subdivision	\$300, plus \$30 per lot when increasing number of lots	\$2,000
Extension	\$300	\$500
Hardship “c” variance: side/front/rear yard setbacks	\$100, plus \$50 each additional hardship variance	\$300 per variance
<b><u>Site Plans</u></b>		
Minor site plan		
Under 5,000 square feet of grading, clearing or disturbance; under 1,000 square feet building area; 5 or less parking spaces	\$350	\$2,500

\*PLEASE NOTE THAT ALL PROPOSED LANGUAGE TO BE STRICKEN IS DENOTED WITH A STRIKETHROUGH AND ALL PROPOSED NEW LANGUAGE IS DENOTED WITH AN UNDERLINE

<b>Category</b>	<b>Application Fees</b>	<b>Escrow Fees</b>
Hardship "c" variance: side/front/rear yard setbacks	\$100, plus \$50 each additional hardship variance	\$300 per variance
Waiver	\$350	\$2,000
<b><u>Major site plan</u></b>		
Preliminary	\$400	\$2,500
Final	\$300	\$3,500
Amendments or revision to approved site plan	\$250	\$2,000
Waiver	\$250	\$2,500
Extension	\$250	\$1,000
Hardship "c" variance: side/front/rear yard setbacks	\$100, plus \$50 each additional hardship variance	\$300 per variance
<b><u>Variances</u></b>		
Appeal administrative error, interpretation or certificate of nonconformity	\$250	\$1,500
Conditional use, residential	\$250	<u>\$1,500</u>
Conditional use, site plan	\$350	\$1,500
Zoning		
Hardship "c" variance: side/front/rear yard setbacks	\$100, plus \$50 each additional hardship variance	<u>\$1,000 plus \$500 each additional variance</u>
"d" variance	\$350	<u>\$2,000</u>
<b><u>Miscellaneous</u></b>		
Soil boring	\$50	\$200, plus \$100 per additional boring
Development Review Committee meeting	\$100	<u>\$750</u>
Transcripts		100% actual cost
Special meeting	\$500	\$2,000
Administrative approval	\$350	\$1,500
Publication of Decision	\$20	
Property Owner List	\$10	
Informal Presentation at request of Applicant	\$500	

Additional escrow funds shall be required when the original amount has been depleted by 50% and the development application is still in progress. The amount of additional funds needed shall be determined by the Planning Board Secretary.

B. Direction for issuance of permit under N.J.S.A. 40:55D-34 and N.J.S.A. 40:55D-35: \$150

C. Appeal of Zoning or Planning Board decision to Governing Body \$500

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D. Zoning Permit Fees:

- (a) Zoning permit (general): \$30
- (b) Residential dwelling: \$250
- (c) Structures:
  - 1. Over 600 square feet: \$75
  - 2. Structures under 600 square feet: \$50
- (d) Commercial buildings:

Square Feet	Fee
1 to 5,000	\$250
5,001 to 10,000	\$350
10,001 and above	\$500

E. Specialized expert testimony. When the applicant intends to present specialized expert testimony which is beyond the expertise of the staff and consultants serving the approving authority, the applicant shall be required to increase the escrow account by a minimum of \$1,000 for each such expert who will testify, in order to enable the approving authority to hire expert consultants to review this testimony.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Buena Vista, County of Atlantic, State of New Jersey that Chapter 115 Section 14 hereby be amended; and

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately upon final passage and publication in accordance with law

TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF BUENA VISTA

BY: William Ruggieri  
WILLIAM RUGGIERI - MAYOR

PASSED ON FIRST READING ON: JULY 28, 2025

INTRODUCTION PUBLISHED ON: AUGUST 1, 2025

PASSED ON FINAL READING ON: AUGUST 25, 2025

FINAL PUBLICATION ON: AUGUST 30, 2025

ATTEST:

Lisa A. Tilton  
LISA A. TILTON - TOWNSHIP CLERK

I hereby certify the above to be a true copy of Ordinance No. 160-2025 adopted by the Township Committee of Buena Vista Township at the Regular Meeting held on Monday, August 25, 2025.

Lisa A. Tilton  
LISA A. TILTON, TOWNSHIP CLERK

	Motion	Y	N	ABSENT	ABSTAIN
KRENZER	_____	✓	_____	_____	_____
RENART	2	✓	_____	_____	_____
TESTA	_____	✓	_____	_____	_____
WILLIAMS	1	✓	_____	_____	_____
RUGGIERI	_____	✓	_____	_____	_____

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