

U.L. v. Carteret

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Plainsboro

Proposed Ordinance Establishing Development
Fee

Pgs 3

PI # 5135

CA000484T

Township of Plainsboro
County of Middlesex

PROPOSED ORDINANCE ESTABLISHING
DEVELOPMENT FEES FOR FUNDING
PLAINSBORO TOWNSHIP'S
MT. LAUREL II HOUSING NEEDS

WHEREAS, in order to provide the necessary funds to finance and administer Plainsboro Township's Mt. Laurel II housing compliance program, the following development fees are to be paid by applicants for development in Plainsboro after the effective date of this Ordinance;

THEREFORE BE IT ORDAINED by the Township Committee of the Township of Plainsboro:

Section 1. All Applicants for general, corporate, administrative and professional office, retail, commercial, personal service computer centers, publishing houses and commercial printing plants, product development laboratories, research laboratories, limited manufacturing and industrial uses securing after the effective date of this ordinance, final or preliminary subdivision or site plan approval, or a building permit for development in all zones shall pay a development fee to the Township of \$.50 for each gross square foot of each structure for use of programs to implement Plainsboro Township's Mount Laurel compliance.

Section 2. Exemptions. No public agency, hospital, educational institution, eleemosynary, charitable and philanthropic institutions, places of worship, facilities for social and civic clubs and organizations, public buildings,

schools, agricultural uses and other community facilities shall be obligated to pay any development fee contemplated herein.

Section 3. The development fee shall be payable according to the following schedule:

-- 25% upon receipt of final site plan approval, if final site plan approval has not been obtained as of the effective date of this ordinance;

-- 25% upon receipt of a building permit, or 50%, if final site plan approval has been obtained as of the effective date of this ordinance;

-- 50% upon receipt of a certificate of occupancy or the first certificate of occupancy in any structure, or full real estate tax assessment whichever occurs first.

Section 4. Place of Contribution. All development fees required hereinunder shall be payable to the appropriate Township official or officials issuing or signing the preliminary, final subdivision or site plan approval, building permit or certificate of occupancy.

Section 5. No preliminary, final subdivision or site plan approval, building permit or certificate of occupancy shall be issued for any development covered by this ordinance until receipt of the development fee has been certified by the appropriate municipal officer.

Section 6. The Affordable Housing Agency shall utilize

said development fees for the purpose of financing and administering Plainsboro Township's Mt. Laurel II Compliance program to provide low and moderate income units through rental subsidy, construction, renovation, purchase or whatever other techniques in the opinion of the Affordable Housing Agency and the Township Committee are appropriate to provide affordable housing to meet Plainsboro Township's Mt. Laurel II obligation. The Affordable Housing Agency may provide the services set forth herein on a contractual basis.

Section 7. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

Section 8. Immediately upon adoption of this Ordinance, the Municipal Clerk shall file a copy of this Ordinance with the Middlesex County Planning Board as required by law.

Section 9. This ordinance shall become effective upon adoption after publication thereof in accordance with law.