



ORDINANCE 014-2026

ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 360 ENTITLED "ADMINISTRATION AND PROCEDURES" SPECIFICALLY, SECTION 360-22 – FEES- TO INCREASE THE FINANCIAL OBLIGATIONS DESCRIBED HEREIN

STATEMENT OF PURPOSE

The purpose of this Ordinance is to amend and supplement Chapter 360 Entitled "Administration and Procedures" Specifically, Section 360-22 – Fees to increase the financial obligations described herein.

WHEREAS, the Township of Mansfield (the "Township") wishes amend certain sections of Chapter 360-Administration and Procedures, specifically section 360-22 to increase the fees described therein; and

WHEREAS, the Township believes that the fees presently charged pursuant to Chapter 360 need to be updated; and

WHEREAS, in order to effectuate the update, certain Sections of Chapter 360 need to be replaced with the updated language; and

WHEREAS, the update to this Chapter, which shall increase the relevant fees listed therein, is in the best interest of the Township and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, that certain Sections of Chapter 360, specifically §360-22 be amended and supplemented as follows:

SECTION 1.

Section 360-22

The following fees shall be paid in accordance with the fee schedule, as provided below:

1. Filing fee. To be paid at the time an application is filed.
2. Escrow account deposit. To be paid at the time an application is filed and subject to such additional payments as may be required.

	<u>Filing Fee</u>	<u>Escrow Fee</u>
1. Minor Subdivisions		
Concept plat for review	\$ 100.00	\$ 500.00
Concept		\$200.00 —\$250.00
Minor plat	200.00	\$1,500.00 2,500.00
2. Major Subdivision		
Concept plat for review	\$ 200.00	\$1,000.00 \$2,000.00
Preliminary plat	1,000.00	200.00/Lot \$600.00/lot (\$2,000.00 Min)
Time extension of preliminary approval	500.00	none required \$750.00
Amended preliminary major subdivision	200.00	1,500.00 —\$2,000.00
Final plat	750.00	75.00/Lot —\$300/lot (\$1,000.00 Min) (\$1,250 Min)
Time extension of final approval	500.00	none required —\$500.00
Amended final major subdivision	200.00	1,500.00 — \$2,000.00
3. Site Plans		
Concept plan for review – minor plan	\$ 50.00	500.00 — \$1,000.00

Concept plan for review – major plan	100.00	1,000.00	\$1,500.00
Minor site plan	200.00	1,500.00	\$2,500.00
Amended Minor Site Plan		<u>50% minor site plan</u>	
Minor Site Plan Extension		<u>25% minor site plan</u>	
		<u>Filing Fee</u>	<u>Escrow Fee</u>
Preliminary major site plan	400.00	\$1,800.00/Acre or part thereof, plus \$85.00 du in the case of multi family units and/ or \$0.05/gross S.F. of bldg. area, in the case of non-residential buildings, min. 2,000.00	\$2,000.00 Residential +\$100 du Non Residential \$3,000.00 minimum
Final major site plan	200.00	\$ 900.00/Acre or part thereof, plus \$50.00 du in the case of multi family units and/ or \$0.025/gross S.F. of bldg. area, in the case of non-residential buildings, min. \$1,000.00 \$1,000.00/acre	Residential +\$75 du Non-Residential \$1,500 acre minimum
Amended preliminary major and/or final major site plan	150.00	1,500.00	\$2,000.00
Time extension of preliminary major site plan approval	200.00	none required	
Time extension of final major site plan approval	200.00	nonerequired \$1,000.00	
4. Variance Appeals, N.J.S.A. 40:55D-70a	\$ 300.00	\$ 750.00	\$1,000.00
5. Variance Interpretation N.J.S.A. 40:55D-70b	\$ 300.00	\$ 750.00	\$1,500.00
6. <u>Variance Time Extension</u>		<u>\$ 250.00</u>	
7. Bulk Variances N.J.S.A. 40:55D-70c			
First variance - Residential	\$ 250.00	\$1,000.00	\$1,500.00
First variance - Commercial	500.00	\$ 1,000.00	\$2,000.00
Each additional variance (residential & commercial)	50.00	\$ 200.00	
8. Use or "Special Reasons" Variance N.J.S.A. 40:55D-70d			
Residential	\$ 350.00	\$2,500.00	
Commercial	750.00	\$2,500.00	\$5,000.00
9. Building Permit Appeal N.J.S.A. 40:55D-36	\$ 300.00	\$ 750.00	
10. Conditional Use N.J.S.A. 40:55D-67			
Residential	\$ 250.00	\$1,000.00	
Commercial	500.00	1,000.00	

(plus any other applicable site plan or subdivision fee)

11. Other Applications

- | | | |
|---|-----------|-----------|
| (a) N.J.S.A. 40:55D-68 Certifications of pre-existing non-conforming use or structure | | |
| | \$ 300.00 | \$ 500.00 |
| (b) Any other unspecified application to Land Use Board | \$ 200.00 | \$ 300.00 |

12. Wireless telecommunications towers (Ord. 01-18)

- | | | |
|-----------------------|------------|------------|
| No new tower proposed | \$1,000.00 | \$2,500.00 |
| New tower proposed | 3,000.00 | 5,000.00 |

13. The following fees shall be paid by the applicant by separate check to the Township at the time of passage of a resolution of subdivision approval by the Land Use Board of the Township of Mansfield for the cost of making updates and modifications to the tax maps of the Township of Mansfield relating to said applications:

- | | |
|-------------------------------------|-------------|
| a. Minor Subdivision – 2 to 3 lots: | \$ 300.00 |
| b. 4 to 7 lots: | \$ 500.00 |
| c. 8 to 12 lots: | \$ 800.00 |
| d. 13 to 19 lots: | \$ 1,000.00 |
| e. 20 or more lots: | \$ 1,500.00 |

(plus \$50.00 per lot in excess of 20 lots)

SECTION 2.

This Ordinance shall be a part of the Code of the Township of Mansfield as though codified and fully set forth therein. The Township Clerk shall have this ordinance codified and incorporated in the official copies of the Code.

SECTION 3

Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 4.

Repealer.

All ordinances and resolutions or parts thereof inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 5

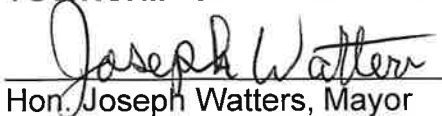
Effective Date.

This Ordinance shall take effect upon final passage and publication in accordance with applicable law.

ATTEST:


Wendy Barras, Township Municipal Clerk

TOWNSHIP OF MANSFIELD


Hon. Joseph Watters, Mayor

Motion: Introduce Ordinance Moved by: Hayes; Seconded by: Connelly
Vote: Motion carried by roll call vote (Summary: Yes=4)
Yes: Connelly, Mc Guinness, Hayes, Watters
No:
Abstain:
Absent: Bollard

Introduced: April 22, 2026
Published: April 23, 2026
Public Hearing: May 13, 2026

Motion: Adopt Ordinance Moved by: Hayes; Seconded by: Mc Guinness
Vote: Motion carried by roll call vote (Summary: Yes=4)
Yes: Connelly, Mc Guinness, Hayes, Watters
No: Bollard
Abstain:
Absent:

Adopted: May 13, 2026
Published: May 14, 2026

CERTIFICATION

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, do hereby certify that the foregoing Ordinance was duly adopted by the Township of Mansfield Committee on the 13th day of May, 2026.



Wendy Barras, Township Municipal Clerk