

Guidelines for Understanding the Development Fees

Upper Pittsgrove Township's Development Fees
for the provision of its Affordable Housing
Program.

Introduction:

In 2004, Upper Pittsgrove Township received substantive certification of its housing element and fair share plan from the New Jersey Council on Affordable Housing (COAH). The fair share plan identified how the Township will meet its allocation of affordable housing as mandated by COAH. The Upper Pittsgrove Housing Element and Fair Share Plan which is part of the Township's Master Plan, is available at the Planning Board's office for review.

Under the Plan the Township has set out how it will provide affordable housing to low and moderate-income households. To help fund the cost of implementing this State-mandated program, the Township has adopted a development fee ordinance.

The ordinance assesses a percentage of the equalized assessed value of all new construction, including both residential and non-residential development.

Fees

Residential Construction

- For residential developments, a 1.5% fee will be assessed based upon the equalized assessed value of the residential development. The same fee will apply to expansion on existing residential structures.
- For any approval by the Township for an increase in residential density ("d" variance) the fee will be 6% for each additional unit that is realized. Example: if an approval allows four units to be constructed on a site that was zoned for two units two units will be assessed the 1% development fee and the two "bonus" units will be assessed at the 6% rate.

Nonresidential Construction

- For non-residential development, a 1.5% fee will be assessed based upon the equalized assessed value of the non-residential development and on the expansion of the existing structures.
- For any approval by the Township for an increase in floor area (related to "d" variance), a 1% fee will be imposed on the existing allowed floor space, and 6% fee on the additional floor area realized.

Payment Schedule

Fifty percent (50%) of the development fee will be collected at the time the building permit is issued. The balance of the fee will be collected at the issuance of the certificate of occupancy. The initial 50% payment will be computed using the estimated cost of construction as stated on the building permit. At the time of filing for the certificate of occupancy, the fee will be computed based on the equalized assessed value of the development less the amount paid at the time the building permit was issued. The development must be paid prior to the issuance of the certificate of occupancy.

Eligible Exceptions

- Affordable housing developments are exempt from the development fees.
- Developments that have received preliminary or final approval prior to the imposition of the development fees, without substantial changes.
- Agricultural employee housing, group homes for the developmentally disabled, nonprofit homes for the aged or infirmed.
- A subdivided lot for the use of a child of the owner of the land and provided that the unit is occupied for three years by the relative (only one such exemption is allowed).