

**BOROUGH OF PALISADES PARK  
BERGEN COUNTY, NEW JERSEY**

**ORDINANCE #2025-11**

**AMENDING ARTICLE 167 OF THE CODE OF THE BOROUGH OF  
PALISADES PARK ENTITLED "LAND USE AND DEVELOPMENT"**

**BE IT ORDAINED**, by the Mayor and Council of the Borough of Palisades Park, County of Bergen, State of New Jersey that Chapter 1667: "Land Use and Development" of the Code of the Borough of Palisades Park is hereby amended as follows (~~stricken~~ text deleted; underlined text added):

**CHAPTER167: LAND USE AND PLANNING**

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**ARTICLE IV: PROVISIONS APPLICABLE TO PLANNING BOARD AND ZONING BOARD OF  
ADJUSTMENT**

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**§ 167-30. Fees and deposits.**

- A. Unless otherwise provided by law or elsewhere in this chapter, the fees and deposits in connection with applications or rendering of any service by the Planning Board or Board of Adjustment shall be as follows:
- (1) Minor subdivision or minor site plan, filing and classification: \$75.
  - (2) Major subdivision without site plan approval or conditional use approval: **[Amended 8-22-2017 by Ord. No. 2017-9]**
    - (a) Preliminary approval filing fee: \$350 plus \$25 per lot.
    - (b) Deposit for costs: \$350 plus \$50 per lot.
    - (c) Final approval filing fee: \$350 plus \$25 per lot.
  - (3) Major subdivision requiring site plan approval, conditional use or variance request: **[Amended 8-22-2017 by Ord. No. 2017-9]**
    - (a) Preliminary approval:
      - [1] Filing fee: \$350 plus \$25 per lot.
      - [2] Deposit for costs: \$350 plus \$50 per lot.
    - (b) Final approval:
      - [1] Filing fee: \$250 plus \$25 per lot.

- (4) Site plan approval or conditional use, whether or not a variance is also requested of the Board:  
**[Amended 8-22-2017 by Ord. No. 2017-9]**
- (a) Initial escrow: ~~\$2,000~~ \$3,000 for site plan and "c" variance.
  - (b) Initial escrow: ~~\$3,000~~ \$7,500 for site plan and "d" variance.
- (5) Use variance including a site plan but not including a major subdivision or conditional use:
- (a) Filing fee: \$150.
  - (b) Deposit for costs: \$250.
- (6) Use variance including a major subdivision or conditional use: as specified in Subsection A(3) above for preliminary approval.
- (7) Variances other than a use:
- (a) Filing fee: \$100.
  - (b) Deposit for costs: \$100.
- (8) Any other application to the Planning Board or Board of Adjustment:

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**BE IT FURTHER ORDAINED** that, 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

**BE IT FURTHER ORDAINED** that, if any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern; and

**BE IT FURTHER ORDAINED** that, if other parts, portions and provisions of the Code of the Borough of Palisades Park are hereby ratified and confirmed, except where inconsistent with the terms hereof; and

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect upon adoption and publication in accordance with the laws of the State of New Jersey.

ATTEST:



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Sophia H. Jang, Borough Clerk



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Chong Paul Kim, Mayor

First Reading: March 24, 2025

Second Reading: April 28, 2025