

**§ 1000 Application and Escrow Fees**

- A. Fee schedule. Every application for development shall be accompanied by a check payable to the municipality in accordance with the following schedule:

**TABLE 10.1: APPLICATION FEES**

Type of Application			Administrative Fee
Appeals and Interpretations			\$100.00
Appeal to Governing Body			\$250.00
Conceptual/Informal Reviews			\$50.00
Bulk Variances	Residential		\$100.00
	Nonresidential		\$250.00 per variance
Use Variances			\$750.00
Conditional Use			\$500.00
Subdivision	Minor		\$750.00
	Major	Preliminary	\$750.00 plus \$75.00 per lot.
		Final	\$500.00 plus \$40.00 per lot.
Site Plan	Minor Site Plan		\$500.00
	Major Site Plan	Residential	Prelim \$750.00 plus \$60.00 per dwelling unit
			Final
	Non-residential	Prelim	\$1,500.00 plus \$50.00 per acre, plus \$0.08 per square foot of proposed building area.
Final		50% of preliminary	
General Development Plan			\$2,000.00
Certified List per MLUL 40:55D-12c.			\$10.00 or \$0.25/name, whichever is greater
Special Meeting			\$1,500.00
Resubmission or Revision Fee			\$100.00 or 40% of original fee, whichever is greater
Tax Map Revisions			\$300.00 plus \$25.00 per lot or unit.
Zone Change Request			\$250.00
Appeal to the Township Committee			\$250.00
Tree Removal Permit			For new residential building lots, \$25.00 dollars per tree, up to a maximum of \$300.00 per lot; For all other properties, \$25.00 per tree up to a maximum of \$600.00 for each acre.
Zoning Permit			\$35.00
Historic Preservation Commission Certificate of Appropriateness			\$10.00
Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)			\$100.00 per use.
Research Letter (from Administrative Officer)			\$75.00
Extension of Approvals			\$250.00
Soil Removal			\$100.00 per lot.
Historic Preservation Commission Demolition (partial or total)			\$25.00

**TABLE 10.2: ESCROW FEES**

Type of Application			Escrow	
Appeals and Interpretations			\$750.00	
Conceptual/Informal Board Review			\$750.00	
Conceptual/Informal Technical Review			\$1,500.00	
Bulk Variances	Residential		\$200.00	
	Residential Requiring Engineering Review		\$750.00	
	Nonresidential		\$1,250.00	
Use Variances			\$1,500.00	
Conditional Use			\$2,000.00	
Subdivision	Minor		\$4,500.00	
	Major	Preliminary	0-5 lots - \$4,500	
			6-24 lots - \$6,000	
		Final	25-100 lots - \$8,000	
101+ - \$10,000				
			50% of Preliminary	
Site Plan	Minor Site Plan		\$1,500.00	
	Major Site Plan	Residential	Prelim	\$2,500.00 plus \$25.00 per dwelling unit
			Final	50% of preliminary
		Non-residential	Prelim	\$2,500.00 plus
				0-5,000 sf - \$1,500.00 5,001-10,000 sf - \$3,500.00 10,001 - 25,000 sf - \$6,500.00 25,001-75,000 sf - \$8,500.00 75,000 sf + - \$10,000.00
				50% of preliminary
General Development Plan			Same as Preliminary Site Plan	
Certified List			None	
Special Meeting			\$500.00	
Resubmission or Revision Fee			40% of original fee.	
Administrative Approval of Changes			\$500.00 per change.	
Appeal to the Township Committee			None	
Issuance of a Permit in Certain Areas			\$200.00	
Tree Removal Permit			\$500.00	
Zoning Permit/Certificate of Appropriateness			None	
Historic Preservation Commission Demolition			\$1,800.00	
Review of Architectural elevations by Township Architect (if required by Planning or Zoning Board Officials)			\$1,500.00	
Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)			None	
Extension of Approvals			\$1,000.00	
Treatment Works Approval			\$500.00	
Soil Removal			\$100.00 for review of an application by the Township Engineer and inspection of the site, plus \$0.05 per sq. foot of area disturbed due to the removal of soil	
Plot Plan/Grading Plan and As-built Survey Review			\$750.00 per lot	

- B. Purpose of fees. The application charge is a flat fee to cover direct administrative expenses and is non-refundable. The escrow account is established to cover the costs of professional services including engineering, legal, planning and other expenses connected with the review of the submitted materials. In accordance with N.J.S.A. 40:55D-53 and N.J.S.A. 40:55D-53.1, sums not utilized in the review process shall be returned to the applicant upon written request. If additional sums are deemed necessary, the applicant shall be notified by certified mail or personal service of the required additional amount and shall add such sum to the escrow. Payment shall be due from the applicant within fifteen (15) days of receipt of the notice. If payment is not received within fifteen (15) days, the applicant shall be considered to be in default, and such default may be grounds for denial of the application.
- C. More than one request. Where one application for development includes several approval requests, the sum of the individual required fees shall be paid.
- D. Costs of review and inspection. Each applicant for subdivision or site plan approval shall agree in writing to pay all reasonable costs for professional review of the application, including costs incurred with any informal review of a concept plan which may have preceded the submission of a preliminary application. Additionally, each applicant shall agree in writing to pay all reasonable costs for the municipal inspection of the constructed improvements. All such costs for review and inspection must be paid before any construction permit is issued and all remaining costs must be paid in full before any occupancy issued or bonding is released.
- E. Court reporter. If an applicant desires a court reporter, the cost of taking testimony and transcribing it and providing a copy of the transcript to the municipality shall be at the expense of the applicant who shall arrange for the reporter's attendance. The municipality provides for the tape recording of the proceedings before the Board.
- F. Waiver of fees for affordable housing. Notwithstanding any other provision of this Ordinance, a waiver of municipal subdivision and site plan application fees, and zoning permit fees may be granted by the approving municipal agency for all housing units being provided by the applicant for low and moderate income families.