

LAND USE
FEE SCHEDULE

The applicant shall, at the time of filing a submission, pay the fees and escrow deposits as set forth in Chapter 102, Fees, to the Borough. Proposals requiring a combination of approvals, such as subdivision, site plan and/or a variance, shall pay a fee totaling the full fee for the approval with the highest fee, plus one-half (1/2) the fee of the next highest approval required, and nothing for additional approvals. Escrow deposits shall cover the cost of engineering, legal and professional planner review and documentation fees and disbursements. The fees shall be as follows:

ESCROW

A. Subdivision, including clusters and single-family dwelling proposals:

(1)	Concept Review/Informal Discussion: 1-3 Lots	TRC 300.00 PB 500.00	1,000.00+ 1,000.00
	4+ Lots	TRC 400.00 PB 700.00	1,000.00+ 1,000.00
(2)	Minor, classification and approval:		
	(a) Lot line adjustment, no new lots	1000.00	2,500.00
	(b) One or more new lots	500.00 + 500.00/lot	2,500.00 + 1,500.00/lot
(3)	Major, preliminary plat	1,500.00 + 250.00/lot 2,500.00 max	5,000.00+ 500.00 8,000.00 max*
(4)	Major, final plat	1,000.00+ 100.00/lot 1,500.00 max	5,000.00+ 200.00/lot 8,000.00 max*
(5)	Amended Plans/Approvals	1,000.00 50.00/lot	2,500.00 100.00/lot
(6)	Special Meeting Fee	1,000.00	1,500.00
(7)	Performance guarantees, inspection fees and maintenance guarantees shall be in addition to the filing fees and shall be as outlined in Chapter 195, Subdivision of Land and Site Plan Review, Subsections 195-58 and 195-59.		

B. Site Plans:

(1)	Concept Review/Informal Discussion	TRC 400.00 PB 700.00	1,000.00+ 1,000.00
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(2)	Preliminary Site Plan - Minor	1,000.00+(a-c)	1,500.00+ (a-c)
(3)	Preliminary Site Plan – Major	1,500.00+(a-c)	2,500.00+ (a-c)
(a)	Multifamily residential (apartments, condominiums, townhouses, etc.	250.00/unit	3,000.00+ 100.00/housing unit 10,000.00 max*
(b)	Commercial & Limited Business	200.00/acre or fraction thereof of the total lot size, plus 200.00 per rental unit, with a minimum fee of 400.00.	1,000.00 for up to 1,000 s.f. of lot area + 25.00/1,000 feet of add'l lot area + 100.00/1,000 s.f. of bldg. area & paved driveway/ parking area. 10,000.00 max*
(c)	Dedicated Land	20.00/acre of common property, lands to be offered to the Borough, or environmentally sensitive and/or open space, subject to a minimum fee of 110.00 and a maximum of 2,000.00.	
(4)	Final Site Plan:		
(a)	If filed at the same time as preliminary site plan	50% of preliminary site plan application fee.	50% of preliminary site plan escrow fee.
(b)	If filed at a later date:	50% of the preliminary site plan if filed within six (6) months of initial filing date; otherwise the final site plan fee/escrow shall be assessed based upon the ordinances in effect at the time of the final application; under either circumstance it shall include a maximum initial escrow deposit of \$5,000.00	
(4)	Amended Plans/Approvals		
(a)	If filed during the process	50% of original application fee.	50% of original escrow fee.
(b)	If filed at a later date	50% of the preliminary site plan fee if filed within six (6) months of initial filing date; otherwise the final site plan fee/escrow shall be assessed based upon the ordinances in effect at the time of the final application; under either circumstance it shall include a maximum escrow deposit of 5,000.00.	

(5)	Site Plan Waiver:			
		TRC	400.00+	1,000.00+
		PB	700.00	1,000.00
(5)	Cell Tower :			
	(a) Already existing tower		1,500.00	5,000.00
	(b) New tower		3,000.00	15,000.00
(7)	Special Meeting Fee		1,000.00	1,500.00
(8)	Performance guarantees, inspection fees and maintenance guarantees shall be in addition to the filing fees and shall be as outlined in Chapter 195, Subdivision of Land and Site Plan Review, Subsections 195-58 and 195-59.			

C. Variances and Other Appeals; Other Fees:

(a)	Appeal (single family residence)		500.00	1,000.00
(b)	Appeal (other)		1,000.00	1,500.00
(c)	Interpretation of Zoning Map or Chapter 215, Zoning (single family residence)		125.00	400.00
(d)	Interpretation of Zoning Map or Chapter 215, Zoning (other)		500.00	1,000.00
(e)	C Variance (single family residence)		500.00	1,000.00 for first variance + 250.00 each additional variance.
(f)	C Variance (other)		1,000.00	1,500.00 for first variance + 500.00 each additional variance.
(g)	D Variance (single family residence)		1,000.00	1,500.00 for first variance + 500.00 each additional variance.
(h)	D Variance (other)		2,000.00	2,500.00 for first variance + 1,000.00 each additional variance.
(i)	Direct Issuance of Building Permit		500.00	1,000.00
(j)	Conditional Use		500.00	1,000.00
(k)	Extension to approved variance		300.00	500.00

D.	Ecological Impact Statement:		
	(a) Review Fee	500.00	15.00/acre
E.	Soil Erosion and Sediment Control Plan	175.00	400.00 for first 5,000 s.f.-1 acre + 100.00 per additional acre or part thereof.
F.	Lot Grading Application Fee	400.00	-
G.	Application To Connect To Existing Sanitary Sewer System	175.00	-
H.	<u>Filing Fees:</u>		

Filing fees shall be nonrefundable. Escrow deposits shall be utilized to defray the cost of professional review of the applications and its accompanying exhibits,, as required, on the part of legal counsel, professional engineer and/or professional planner, in accordance with N.J.S.A. 40:55D-53.2. **If during the processing of the application the funds remaining in the escrow account are depleted below a sum equal to 25% of the original deposit or \$500, whichever is greater, the applicant shall deposit 40% of the original deposit before the application shall continue to be processed by the approving authority and prior to action on the application. By mutual agreement, the applicant and the approving authority may agree to another payment schedule where the size and scope of the application may be warranted.** Upon final disposition of the application, unused funds in the escrow deposit account shall be returned to the applicant, pursuant to the procedure set forth in N.J.S.A. 40:55D-53.2.

- **Maximum initial escrow deposit**

Amended December 2007 per Ordinance #24-07 adopted December 17, 2007

