

Fee Table I
PLANNING BOARD AND BOARD OF ADJUSTMENT APPLICATIONS

Application Type	Application Fees	Escrow Fees	
	Nonrefundable	Initial Deposit	
RESIDENTIAL/NONRESIDENTIAL WITH SITE PLAN		\$1,500 except where noted herein	
RESIDENTIAL WITH NO SITE PLAN		\$500 except where noted herein	
<u>SITE PLAN</u>			
Minor Site Plan	\$250	1 to 3 lots or units	\$500
		4 or more lots or units	\$1,500
Wireless Site Plan	\$1,500	\$5,000	
Preliminary Major Site Plan Residential	\$500 for 1st unit, plus \$100 per additional unit	1 to 3 lots or units	\$1,000
		4 to 10 lots or units	\$2,000
		11 to 25 lots or units	\$3,000
		26 to 50 lots or units	\$6,500
		51 to 100 lots or units	\$9,000
		In excess of 100 lots or units	\$18,000
Preliminary Major Site Plan Nonresidential	\$1,000, plus \$0.25 per square feet of building area up to \$5,000	Less than 5,000 square feet of building area	\$2,500
		5,001 to 10,000 square feet of building area	\$4,000
		10,001 to 50,000 square feet of building area	\$6,000
		50,001 to 75,000 square feet of building area	\$8,500
		In excess of 75,000 square feet of building area	\$10,000
Final Major Site Plan Residential	2/3 of preliminary fee	1 to 3 lots or units	\$1,000
		4 to 10 lots or units	\$2,000
		11 to 25 lots or units	\$3,000
		26 to 50 lots or units	\$3,500
		51 to 100 lots or units	\$5,000
		In excess of 100 lots or units	\$7,500

Final Major Site Plan Nonresidential	2/3 of preliminary fee	One-third the original escrow fee paid at the time of preliminary plan application	
Site Plan Amendment	50% of the total application fee or a minimum of \$1,000, whichever is greater	One-half of the original escrow paid at the time of initial application. The unused balance of an existing open escrow may be applied towards the required escrow for the site plan amendment.	
<u>SUBDIVISIONS</u>			
Minor Subdivision	\$200 plus \$75 per lot	1 to 3 lots or units	\$500
		4 to 10 lots or units	\$1,000
		11 to 25 lots or units	\$2,000
		26 to 50 lots or units	\$3,000
		51 to 100 lots or units	\$3,500
		In excess of 100 lots or units	\$5,000
Preliminary Major Subdivision	\$750, plus \$150 per lot	1 to 3 lots or units	\$500
		4 to 10 lots or units	\$1,000
		11 to 25 lots or units	\$2,000
		26 to 50 lots or units	\$3,000
		51 to 100 lots or units	\$3,500
		In excess of 100 lots or units	\$5,000
Final Major Subdivision	\$500 plus \$100 per lot or 50% of preliminary application fee, whichever is greater	1 to 3 lots or units	\$500
		4 to 10 lots or units	\$1,000
		11 to 25 lots or units	\$2,000
		26 to 50 lots or units	\$3,000
		51 to 100 lots or units	\$3,500
		In excess of 100 lots or units	\$5,000
GENERAL DEVELOPMENT PLAN as per <u>N.J.S.A. 40:55D-6</u>	\$2,500	\$7,500	
CONDITIONAL USE	\$250	For any project on lots: Under 3,000 square feet: \$500 On lots 3,000 square feet and over: \$1,000	
SPECIAL MEETING(S) REQUESTS	\$1,000	None	
REZONING	\$1,000	\$3,000	
APPEALS, INTERPRETATIONS AND VARIANCES	\$100	\$250	
“a” and “b” Appeals and Interpretations	\$100	\$1,000	

as per <u>N.J.S.A. 40:55D-70</u> (a) and (b) (request for interpretation, etc.)		
“c” Variance as per <u>N.J.S.A. 40:55D-70(c)</u>	\$100 for the first variance or deviation when not accompanied by a major or minor site plan or subdivision \$200 for the first variance or deviation when accompanied by a major or minor site plan or subdivision \$150 for each additional	For any project on lots: Under 3,000 square feet: \$500 On lots 3,000 square feet and over: \$1,000
“d” Variance as per <u>N.J.S.A. 40:55D-70(d)</u> (Residential)	\$250	For any project on lots: Under 3,000 square feet: \$2,000
“d” Variance as per <u>N.J.S.A. 40:55D-70(d)</u> (Nonresidential)	\$500	On lots 3,001 to 10,000 square feet \$3,500
		On lots 10,0001 to 40,000 square feet \$6,000
		On lots greater than 40,000 square feet \$12,000
DESIGN WAIVER	\$250	None
RESUBMISSION OF PLANS (Required for all applications)	None	30% of original escrow fees
<u>REVIEW FOR COMPLETENESS</u>		
Nonresidential Sign Variance or driveways	\$25	\$350
All other nonresidential	\$100	\$1,000
Residential	\$50	\$500
<u>TECHNICAL REVIEW COMMITTEE</u>	\$400 for 10 units, or less than 5,000 square feet	\$1,500
	\$500 for 11 units or more, or more than 5,000 square feet	\$3,000
HISTORIC PRESERVATION COMMISSION APPLICATIONS	(RESERVED)	(RESERVED)
REDEVELOPMENT PROJECT SURCHARGE (Public Hearing on Application, Investigation, Study or Plan)	\$250 Residential \$500 Non-Residential	The total expense of preparation of required investigations, plans and studies as prescribed by redevelopment agreement, financial agreement or similar instrument

EXTENSIONS		
Category	Fee	Escrow
	Nonrefundable	Refundable
<u>MINOR SITE PLAN</u>		
Residential	\$250	\$250
Nonresidential	\$500	\$500
<u>MINOR SUBDIVISION</u>		
Residential	\$1,000/lot	\$500/lot
Nonresidential	\$2,000/lot	\$1,000/lot
<u>MAJOR SITE PLAN</u>		
Residential	\$1,000	\$500
Nonresidential	\$2,000	\$500
<u>MAJOR SUBDIVISION</u>		
Residential	\$2,000/lot	\$1,000/lot
Nonresidential	\$4,000/lot	\$2,000/lot
<u>USE VARIANCE (D)</u>	\$2,500	\$2,500
<u>BULK VARIANCE (C)</u>	\$1,000	\$1,000
<u>DESIGN WAIVER</u>	\$250	\$250

NOTES:

1. The fees and escrow required for extension of approvals shall be based upon the statutory time limits (effect of approval) of the N.J. Municipal Land Use Law (N.J.A.C. 40-55D, P.L. 1975, c. 291).
2. The fees and escrow for extension of approvals may be cumulative and include all approvals originally granted.
3. Any remaining escrow surplus from the original approval(s) may be counted towards the escrow requirement for extension of approvals.
4. A maximum of 50% of the fee for extension of approvals is refundable and shall be returned upon completion of construction and issuance of a certificate of occupancy (CO). The unused portion of escrow shall be returned upon the completion of construction and issuance of a CO or denial/withdrawal of said project.
5. Failure to pay required application fees and pay or replenish required escrow may result in the Board having jurisdiction dismissing the application or result in a cessation of City approval/review until such time as required fees and escrow are paid.