

§ 218-47 Application for development fees.

[Amended 10-5-1995 by Ord. No. 942-95; 11-1-1999 by Ord. No. 1044-99; 5-5-2003 by Ord. No. 1131-03; 4-4-2005 by Ord. No. 1187-05; 2-4-2008 by Ord. No. 1288-08; 5-4-2009 by Ord. No. 1318-09; 10-17-2011 by Ord. No. 1399-11; 9-19-2016 by Ord. No. 1533-16]

Application fees required as part of development application for the purposes of covering technical, investigative and administrative expenses involved in processing the application and revision of Township tax maps and Township records:

Category	Application Fee	Escrow Fee
1. Informal review	\$300	\$300
2. Subdivision, minor	\$500	\$1,000
3. Subdivision, major (sketch)	\$400	\$200
4. Subdivision, major preliminary	\$700	\$2,500
5. Subdivision, major final	\$400	\$1,000
6. Site plan, minor		
a. Under 1,000 square feet retail/commercial and under 5 parking spaces	\$500	\$1,500
b. Home occupation	\$100	\$250
7. Site plan, major preliminary nonresidential		
a. Under 5,000 square feet of building	\$500	\$2,000
b. From 5,001 to 10,000 square feet of building	\$700	\$2,500
c. From 10,001 to 50,000 square feet of building	\$900	\$3,000
d. From 50,001 to 100,000 square feet of building	\$1,100	\$3,500
e. 100,001 square feet of building or greater	\$1,900	\$4,000
f. Major site plan, gravel pits	\$500	\$2,000
8. Site plan, major preliminary residential		
a. Up to 25 units	\$500	\$3,000
b. 26 to 50 units	\$600	\$3,500
c. 51 to 100 units	\$800	\$4,000
d. 101 to 500 units	\$1,000	\$4,500
e. 501 units or more	\$1,200	\$5,000
9. Site plan, major (final)	\$500	\$1,000
10. Variances		
a. Appeals and interpretations (N.J.S.A. 40:55D-70a and b)	\$600	\$1,500
b. Hardship [N.J.S.A. 40:55D-70c(1)]	\$500	\$1,500
c. Balancing [N.J.S.A. 40:55D-70c(2)]	\$500	\$1,500
d. Use, residential (N.J.S.A. 40:55D-70d)	\$400 per unit	\$1,500
e. Use, nonresidential	\$1,000	\$1,500

Category	Application Fee	Escrow Fee
f. If the application requires more than 1 type (a, b, c, d, e) variance as listed in Section 10 above, the applicant shall pay the fee required for each type variance requested.		
g. At the discretion of the Zoning Officer, the Chairman of the Planning Board or the Chairman of the Zoning Board of Adjustment, if professional opinions are required for any application, including attendance by the professionals at all meetings, the applicant shall pay all of the costs incurred through the applicant's escrow account.		
11. Submission of amendments/revisions to site plan or subdivision applications after Board approval of plans/plats	\$400	\$600
12. Request for extension of preliminary or final site plan or subdivision approvals		
13. (Reserved)		
14. Requests to Planning Board for zone changes and Master Plan changes	\$400	\$500
15. Certified list of property owners	\$10 for 40 items or less, \$0.25 for each item over 40	None
16. Request for site plan waiver	\$400	\$1,000
17. Conditional use (N.J.S.A. 40:55D-67)	\$500	\$600
18. Submission of revised plan and/or application documents after initial submission and prior to hearing date	\$400	\$600
19. Lot does not abut a street (N.J.S.A. 40:55D-34)	\$300	\$1,000
20. Lot is in a street bed (N.J.S.A. 40:55D-36)	\$300	\$1,000
21. Review of grading and drainage	\$50	
22. Grading and drainage site inspection	\$150	
23. Zoning permit	\$25	
24. Tax Map changes	\$100 per lot for subdivisions and each easement	None

§ 218-48 Application and escrow fees.

A.

The application fees and escrow fees recited hereinabove are "minimums" which must accompany the application. An application shall not be deemed "complete" until the application fee and escrow fee required have been paid. The Zoning Officer shall exercise his or her discretion in establishing the figure required for the escrow fund, in the event that the project will require more time for review than has been provided for the figures recited hereinabove, or the project is of a nature that is not expressly included in one of the aforementioned categories.

[Amended 10-5-1995 by Ord. No. 942-95]

B.

Application fees and escrow fees must be submitted in separate checks payable to Middle Township. The escrow fee shall be forwarded by the Zoning Officer to the Treasurer of Middle Township for deposit into a developer's escrow account. The application fees shall be deposited into the Planning Board account until the end of the month, at which time the moneys shall be submitted to the Treasurer of Middle Township for deposit into the general account of Middle Township.

[Amended 10-5-1995 by Ord. No. 942-95; 11-1-1999 by Ord. No. 1044-99]

C.

Funds shall be applied to professional costs charged to the Township by professional consultants (planner, engineer, attorney and any other consultant or specialist retained by the Board) for services or review regarding the development application. Additional funds may be required when the original amount is depleted by 60% and the development application is still in progress. The amount of additional funds needed shall be determined by the Zoning Officer and the Township Engineer.

[Amended 10-5-1995 by Ord. No. 942-95]

D.

All escrow amounts not actually used shall be refunded to the applicant upon applicant's request, provided that the Township Engineer has certified that the project for which the escrow fees were deposited has been satisfactorily completed. Notwithstanding the foregoing, the Township shall not be required to refund the monies in the escrow account when the project has been certified complete and the amount (principal and interest) then remaining in the escrow account is \$25 or less. In such cases, the Township shall retain such monies to cover administrative expenses, and the escrow account shall be closed. The Zoning Officer shall notify the Treasurer, who will transfer the monies from applicant's escrow account in to the Township's general treasury. Further, the municipality shall not be required to refund an amount of interest paid on a deposit which does not exceed \$100 for the year. If the amount of interest exceeds \$100, that entire amount shall belong to the applicant and shall be refunded to him by the municipality annually or at the time the deposit is repaid or applied to the purposes for which it was deposited, as the case may be; except that the municipality may retain for administrative expenses a sum equivalent to no more than 33 1/3% of that entire amount for administrative expenses. A detailed accounting of all monies expended from the escrow fund shall be made available to the applicant upon request.

[Amended 4-15-2002 by Ord. No. 1101-2002]

E.

The applicant shall submit a bond for inspection fees in an amount totaling 5% of the total project cost for major subdivisions and 5% of the total project cost for major site plans.

F.

The municipality shall make all the payments to professionals for services rendered to the municipality for review of applications for development, review and preparation of documents, inspection of improvements or other purposes pursuant to the Municipal Land Use Law. If the municipality requires of the developer a deposit toward anticipated municipal expenses for these professional services, the deposit shall be placed in an escrow account pursuant to N.J.S.A. 40:55D-53.1. The amount of the deposit required shall be reasonable in regard to the scale and complexity of the development. All payments charged to the deposit shall be pursuant to

vouchers from the professional stating the hours spent, the hourly rate and expenses incurred. A municipality shall render a written final accounting to the developer on the uses to which the deposit was put. Thereafter the municipality shall, upon written request, provide copies of the vouchers to the developer. If the salary, staff support and overhead for a professional are provided by the municipality, the charge to the deposit shall not exceed 200% of the sum of the products resulting from multiplying the hourly base salary of each of the professionals by the number of hours spent by the respective professional on review of the application for development or the developer's improvements, as the case may be. For other professionals, the charge to the deposit shall be at the same rate as all other work of the same nature by the professional for the municipality.

G.

In addition to all other application fees, the applicant shall be charged an administrative fee of \$5 with regard to every notice of incompleteness of application that is required to be sent to the applicant, the administrative fee to cover the Township's costs of mailing and administrative costs associated with the sending of the notice. The fee of \$5 must be paid in order for any subsequent review of the application to be undertaken and in order for the application to subsequently be deemed complete.

H.

Copies of the Township Zoning Ordinance^[1] and of the Subdivision and Site Plan Ordinances may be purchased by payment of \$30 per ordinance. Copies of the Township Master Plan may be purchased by payment of \$35. Copies of the Township Zoning Map may be purchased by payment of \$5. Large size copies of plans and documents (18 feet to 36 feet) may be purchased by the payment of \$5 per page. Copies of other records and documents may be purchased by payment of the following: first page to 10th page, \$0.75 per page; 11th page to 20th page, \$0.50 per page; all pages over 20. \$0.25 per page.

[Added 11-4-2002 by Ord. No. 1117-2002]

[1]

Editor's Note: See Ch. [250](#), Zoning.

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