

**§ A70-1. Schedule of fees for land use and development applications.**

Fees for land use and development applications shall be charged in accordance with the following schedule:

A. Informal review of concept plan.

<b>Service</b>	<b>Fee</b>
Application fee	\$200
Escrow for professional services	
Residential	
*5 acres or less	\$1,000
*6 acres to 50 acres	\$50
*Over 50 acres	\$40
Commercial/Industrial	
*5 acres or less	\$2,000
*6 acres to 20 acres	\$50
*21 acres to 50 acres	\$60
*Over 50 acres	\$40

B. Minor site plan/subdivision review.

<b>Service</b>	<b>Fee</b>
Application fee	\$200
Escrow for professional services	\$1,500
Inspection escrow, if required	The greater of \$500 or 5% of the cost of improvements

C. Site plan waiver.

<b>Service</b>	<b>Fee</b>
Application fee	\$200
Escrow for professional services	\$1,000

D. Major site plan review.

(1) Preliminary approval.

<b>Service</b>	<b>Fee</b>
Application fee	\$300
Escrow for professional services	
*1 acre or less	\$2,000
*Over 1 acre	\$5,000, plus \$100 per acre
Commercial	
*1 to 10,000 square feet/ gross floor area	\$1,000
*Over 10,000 square feet/ gross floor area	\$1,000, plus \$0.05 per building square foot of gross floor area above 10,000 square feet
*Inspection escrow	The greater of \$500 or 5% of the cost of the improvements

(2) Final approval.

<b>Service</b>	<b>Fee</b>
Application fee	\$200
Escrow for professional services	
*1 acre or less	\$1,500
*Over 1 acre	\$2,500, plus \$100 per acre
*Inspection escrow	The greater of \$500 or 5% of the cost of the improvements

E. Major residential subdivision review.

(1) Preliminary approval.

<b>Service</b>	<b>Fee</b>
Application fee	\$300
Escrow for professional services	\$4,000, plus \$150 per lot

(2) Final approval.

<b>Service</b>	<b>Fee</b>
Application fee	\$200
*Escrow for professional services	\$2,000, plus \$100 per lot
*Inspection escrow	The greater of \$500 or 5% of the cost of improvements

F. Industrial subdivision review.

(1) Preliminary approval.

<b>Service</b>	<b>Fee</b>
Application fee	\$300
Escrow for professional services	\$3,000, plus \$150 per acre
Inspection escrow must be provided prior to construction, whenever construction takes place	Amount to be estimated by Planning Board Engineer

(2) Final approval.

<b>Service</b>	<b>Fee</b>
Application fee	\$200
*Escrow for professional services	\$2,500, plus \$100 per acre
*Inspection escrow	The greater of \$500 or 5% of the cost of improvements

G. Conditional use permit.

<b>Service</b>	<b>Fee</b>
Application fee	\$200
Escrow for professional services	\$1,500

H. Multifamily housing project site plans.

(1) Preliminary approval.

<b>Service</b>	<b>Fee</b>
Application fee	\$300
Escrow for professional services	\$5,000, plus \$50 per unit

(2) Final approval.

<b>Service</b>	<b>Fee</b>
Application fee	\$200
Escrow for professional services	\$3,000, plus \$50 per unit
Inspection escrow	The greater of \$500 or 5% of the cost of the improvements

I. Mixed use development review.

(1) Preliminary approval.

(a) Fees shall be as set forth in Subsections A through H herein based upon the various uses or categories of development included in the mixed use development plan submitted for review.

(b) A mixed use plan shall be broken down into acres, lots, or units in accordance with the fee schedule for each use and shall be subject to payment of fees for each of the various uses or categories of development included in the mixed use development plan submitted for review.

(2) Final approval: as set forth for preliminary approval.

J. General development plan review.

(1) Fees shall be as set forth in Subsections A through H herein based upon the various uses or categories of development included in the general development plan submitted for review.

(2) A general development plan shall be broken down into acres, lots or units in accordance with the fee schedule for each use and shall be subject to payment of fees for each of the various uses or categories of development included in the general development plan submitted for review.

K. Review of application for rezoning.

<b>Service</b>	<b>Fee</b>
Application fee	\$500
Escrow for professional services	
*Residential	\$1,000, plus \$200 per acre

<b>Service</b>	<b>Fee</b>
*Commercial/Industrial	\$1,000, plus \$200 per acre

L. Variances.

(1) Bulk and area variance review.

<b>Service</b>	<b>Fee</b>
Application fee	\$200
Escrow for professional services	\$2,500

(2) Use variance review.

<b>Service</b>	<b>Fee</b>
Application fee	\$200
Escrow for professional services	\$3,500

(3) Variances for sidewalks, patios and sheds.

<b>Service</b>	<b>Fee</b>
Application fee	\$75
Escrow for professional services	\$400

M. Applications involving any aspect of common ownership.

<b>Service</b>	<b>Fee</b>
Additional legal review fee escrow	\$500

N. Applications for amendments to previously approved applications for development will require an escrow deposit in an amount equal to 65% of the original deposits applicable to said application.

O. Appeal of the Board's decision to governing body.

<b>Service</b>	<b>Fee</b>
*Filing fee	\$100
*Stenographic transcript	\$150 deposit or estimate, whichever is less

P. Requests for extensions of approvals.

- (1) Requests for extensions of preliminary approval: an application fee of \$300.
- (2) Requests for extensions of final approval: an application fee of \$300.
- Q. Requests for special meetings: \$250. Any applicant requesting a special meeting of the governing body, Planning Board or Zoning Board of Adjustment shall pay professional fees incurred by such special meeting to whatever extent the same are not included in and paid by escrow fees already charged.
- R. Appeal of administrative officer's decision under § 27-31.

<b>Service</b>	<b>Fee</b>
Application fee	\$100
Escrow for professional services	\$300

- S. Any matter brought before the Planning Board, Zoning Board of Adjustment or the Township Committee for which no other application fee or escrow deposit is specifically established.

<b>Service</b>	<b>Fee</b>
Application fee	\$200.00
Escrow for professional services	\$300.00

- T. Professional review fees.
  - (1) If the salary, staff support and overhead for a professional are provided by the municipality, the charge 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.
  - (2) Fees for attorneys, consulting engineers and other independent contractors shall be at the same rate as these professionals bill the municipality, in accordance with each professional's rate schedule for the current year.
  - (3) Rate schedules for all professionals, including any employed full-time by the municipality, shall be kept on file in the office of the Municipal Clerk and will be made available to any applicant upon request.

- (4) Nothing herein shall in any way affect the escrow requirement set forth in this chapter, but professional fees charged against said escrows for reviews, inspections and other relevant professional services rendered pursuant to and in accordance with the Municipal Land Use Law<sup>1</sup> shall be based upon the fee schedule or schedules in effect at the time the professional services referred to herein actually are rendered.
- U. Zoning permit application fee. A fee of \$35 is hereby established for a zoning permit application.
- V. Tax Map maintenance. Whenever the Official Tax Map of the Township of Mansfield is required to be altered, amended or updated as a result of an application for development, the applicant shall, in addition to any other fees due under this chapter, pay a fee of \$400 per new lot for such alteration, amendment or updating.

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1. Editor's Note: See N.J.S.A. 40:55D-1 et. seq.