SCHEDULE 1
FEE SCHEDULE

TOWNSHIP OF MANCHESTER

Each developer shall, at the time of filing an application, pay a non-refundable fee to the Township of Manchester by cash, check or bank draft in accordance with the current fee schedule adopted by the Township Council on file in the Township Clerk's office. The fee to be paid shall be the sum of the fees for the component elements of the plat or plan. Proposals requiring a combination of approvals, such as preliminary and final subdivision, site plan and/or variances, shall pay a fee equal to the sum of the fee for each element. Additional fees may be assessed for extraordinary review costs otherwise covered by this section. However, the actual payment to the Township shall be in the form of two separate checks in the following amounts:

APPLICATION TYPE	APPLICATION FEE	ESCROW AMOUNT
A. Street Vacation - Application and Review of Street Vacation	$500.00	$0
B. Application for Zoning Permit	$25.00	$0
C. Administrative Approval Application	$350.00	$0
D. Subdivision Approval:		
1. Concept Plan/Informal Review	$150.00	$350.00
2. Minor Subdivision	$150.00	$1,000.00
3. Preliminary Major Subdivision	$250.00 + $5 / Lot	**Number of Lots** / **Escrow** 1 to 10: $500 + $200 / Lot (unit) 11 to 24: $2,500 + $150 / Lot (unit) 25 to 49: $6,100 + $100 / Lot (unit) 50 to 149: $11,000 + $75 / Lot (unit) 150 to 499: $22,175 + $50 / Lot (unit) 500 +: $47,125 + $25 / Lot (unit)
4. Final Major Subdivision	$125.00 + $2.50/Lot	50% of Preliminary Application Escrow Amount
E. Site Plan Approval:		
1. Sketch Plat/Informal Review	$150.00	$500.00
2. Minor Site Plan	$200.00	$1,000.00
3. Preliminary Major Site Plan:		
a. Residential	$500.00	See "Subdivision Approval, Preliminary Major Subdivision" (Item D 3).
b. Non-Residential	$500.00	**Site Plan Area (Acres)** / **Escrow** Less than 0.5: $1,000 0.5 Acre to 2.49: $1,000 + $200 per acre 2.50 Acre to 9.99: $1,500 + $175 per acre 10.0 Acre to 24.99: $3,250 + $150 per acre 25 Acres or more: $7,000 + $100 per acre **Building Area (Square Feet)** / **Escrow** Less than 5,000: $1,000 5,000 to 19,999: $1,000 + $0.15 per s.f. 20,000 to 49,999: $4,000 + $0.10 per s.f. 50,000 to 99,000: $9,000 + $0.07 per s.f. 100,000 or more: $16,000 + $0.05 per s.f.
4. Final Major Site Plan	$500.00	50% of Preliminary Application Escrow Amount

APPLICATION TYPE	APPLICATION FEE	ESCROW AMOUNT
5. Escrow Amount Special Factor		Multiply total of site area and building area by: **<u>Extremely Circulation Intensive</u>** parking ratios above 6 / 1,000 S.F, Major drive-thru facilities, grade separated access, multiple overlapping uses, transit or major truck facilities. **1.50** **<u>Very Highly Circulation Intensive</u>** parking ratios above 5 / 1,000 S.F, drive-thru facilities, signals or similar traffic controls, more than one use, significant loading facilities **1.25** **<u>Highly Circulation Intensive</u>** parking ratios above 4 / 1,000 S.F, multiple access points, multiple occupancies **1.10**
F. Appeals of Decision by Administrative Officials to Board of Adjustment:		
1. Single and/or two-family residential uses	$50.00	$0
2. Other Uses	$75.00	$0
G. Interpretation of the Land Use & Development Regulations or Zoning Map by Board of Adjustment	$50.00	$0
H. Variances 1. Hardship or Bulk Variances:		
a. Single- and two-family residential (in-ground pools, detached garages, decks, sheds, fences, etc.)	$250 (1)	$0
b. Vacant undersized/ nonconforming lots	$250 (1)	$1,500
c. Multifamily or commercial	$750 (1)	$2,000
2. Variances per N.J.S.A. 40:55D-70d:		
a. Single- or two-family residential	$250 (1)	$1,500
b. Multifamily or commercial	$500 (1)	$2,000
c. Uses other than a. or b. above with floor areas totaling 5,000 square feet or less	$300	$750
d. Uses other than a. or b. above with floor areas totaling more than 5,000 square feet	$500	$1,500
e. Mixed uses: Proposals for mixed uses shall pay a fee equal to the sum of the fee for each element	$0	$1,500
I. Variance for frontage on unimproved street (Board of Adjustment)	$50	$750
J. Building permit in conflict with official map or building permit for but not related to a street	$100	$0
K. Conditional uses	$250	$750
L. Request for Extension of Time:		
1. Minor subdivisions	$50	$100
2. Minor site plans	$75	$100
3. Major subdivisions and site plans	$100	$100
M. List of adjacent property owners	$0.25 per name or $10, whichever is greater	$0

APPLICATION TYPE	APPLICATION FEE	ESCROW AMOUNT
N. Copy of Land Use and Development Ordinance	$65	$0
O. Zoning Permit:		
1. For awnings, storage containers, dumpsters, canopies, sheds and fences	$25	
2. For decks, garages, pole barns, swimming pools, additions and alterations	$25	
3. Signs	$25	
4. New homes and replacement of mobile homes	$100	
5. Gazebos, pergolas covers, retaining walls, tenant fix up, driveways (new or replacement)	$25	
6. Handicap Ramp	$25	
7. Tree Removal	$75	
P. Temporary Permit	$25	
Q. Fence Permit	$25	
R. Copy of Township Master Plan	$100	
S. Copy of Zoning or Master Plan Map (24" x 36"):		
1. Black Line	$10	
2. Color	$25	
T. Copy of Zoning or Master Plan Map (11" x 17"):		
1. Black Line	$3	
2. Color	$5	
U. Tax Map Revisions (includes lot subdivisions and consolidations and individual condominium parcels)	$0	$500 plus $75 per lot subdivision or consolidation and individual condominium parcel

NOTES: (1) Plus $125 per each additional bulk variance

Source: § 245-12 C.(1) Fees - Township of Manchester Land Use and Development Regulations last amended 03/10/2008 by Ord. No. O8-011

Questions regarding this Fee Schedule should be directed to the Planning Division of the Township of Manchester at (732) 657-8121 x 3901