

Township of Manchester
Schedule 1
Fee Schedule

Each developer shall, at the time of filing an application, pay a nonrefundable 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	\$0	
B. (RESERVED)			
C. Administrative approval application	\$150	\$500	
D. Subdivision approval			
1. Concept plan/informal review	\$150	\$500	
2. Minor subdivision	\$150	\$1,000	
3. Preliminary major subdivision	\$250 + \$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	50% of preliminary application escrow amount	
E. Site plan approval			
1. Concept plan/informal review	\$150	\$500	
2. Minor site plan	\$200	\$1,000	
3. Preliminary major site plan:			
a. Residential	\$500	See "Subdivision approval, preliminary major subdivision" (Item D3)	
b. Nonresidential	\$500	Site Plan Area(acres)	Escrow

Application Type	Application Fee	Escrow Amount	
		Less than 0.5	\$1,000
		0.5 to 2.49	\$1,000 + \$200 per acre
		2.50 to 9.99	\$1,500 + \$175 per acre
		10.0 to 24.99	\$3,250 + \$150 per acre
		25 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 sf
		20,000 to 49,999	\$4,000 + \$0.10 per sf
		50,000 to 99,000	\$9,000 + \$0.07 per sf
		100,000 or more	\$16,000 + \$0.05 per sf
4. Final major site plan	\$500	50% of preliminary 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 square feet, major drive-through 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 square feet, drive-through 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 square feet, multiple access points, multiple occupancies	1.10	
F. Appeals of decision by administrative officials to Board of Adjustment			

Application Type	Application Fee	Escrow Amount
1. Single- and/or two-family residential uses	\$50	\$100
2. Other uses	\$75	\$250
G. Interpretation of the Land Use and Development Regulations or Zoning Map by Board of Adjustment	\$50	\$250
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	\$3,500 ⁽¹⁾
c. Multifamily or commercial	\$750	\$2,000 ⁽¹⁾
2. Variances per N.J.S.A. 40:55D-70d		
a. Single- or two-family residential	\$250	\$1,500 ⁽¹⁾
b. Multifamily or commercial	\$500	\$3,500 ⁽¹⁾
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	\$3,500
e. Mixed uses: Proposals for mixed uses shall pay a fee equal to the sum of the fee for each element	\$0	\$3,500
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	\$200
2. Minor site plans	\$75	\$200
3. Major subdivisions and site plans	\$100	\$350
M. List of adjacent property owners	\$0.25 per name or \$10, whichever is greater	\$0
N. Copy of Land Use and Development Ordinance	\$65	\$0

Application Type	Application Fee	Escrow Amount
O. Zoning permit	Base fee: \$25 for the first structure or building for which a permit is required pursuant to § 245-22B and is not specified below; \$10 for each additional structure or building.	
1. Signs	\$25	
2. New homes and replacement of mobile homes	\$100	
3. Tree removal	\$75	
P. Temporary permit	\$25	
Q. Fence permit	\$25	\$0
R. Copy of Township Master Plan	\$100	\$0
S. Copy of Zoning or Master Plan Map (24" x 36")		\$0
1. Black line	\$10	
2. Color	\$25	
T. Copy of Zoning or Master Plan Map (11" x 17")		\$0
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
V. Special meeting	\$2,000	\$0
W. Other engineering review ⁽²⁾		
1. For minor modification	\$200	
2. Pre-application concept review for development	\$0	\$350

NOTES:

(1) Plus \$150 per each additional bulk variance.

(2) Minor modifications include any items for which the Township Zoning Officer/Code Enforcement Official requires the input of the respective Board Engineer or Township Engineer. A pre-application concept plan review can be requested by a potential applicant and is an informal meeting of the applicant with the Township Zoning Officer and the Board/Township Engineer.