

Chapter 245-12c1 of the Code of the Township of Manchester is hereby amended with the following:

**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:

<b>Application Type</b>	<b>Application Fee</b>	<b>Escrow Amount</b>	
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	<b>\$200</b>	<b>\$1,500</b>	
3. Preliminary major subdivision	<b>\$500 + \$5/lot</b>	<b>Number of Lots</b>	<b>Escrow</b>
		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	<b>\$350</b>	50% of preliminary application escrow amount	
E. Site plan approval			
1. Concept plan/informal review	\$150	\$500	
2. Minor site plan	<b>\$250</b>	<b>\$2,500</b>	
3. Preliminary major site plan:			

<b>Application Type</b>	<b>Application Fee</b>	<b>Escrow Amount</b>	
a. Residential	\$500	See "Subdivision approval, preliminary major subdivision" (Item D3)	
b. Nonresidential	<b>\$1,750</b>	<b>Site Plan Area(acres)</b>	<b>Escrow</b>
		Less than 0.5	\$1,000
		0.5 to 2.49	\$1,000 + \$200 per acre
		2.50 to 9.99	<b>\$5,000</b> + \$175 per acre
		10.0 to 24.99	<b>\$7,500</b> + \$150 per acre
		25 or more	<b>\$10,000</b> + \$100 per acre
		<b>Building Area (square feet)</b>	<b>Escrow</b>
		Less than 5,000	\$1,000
		5,000 to 19,999	<b>\$2,000</b> + \$0.15 per sf
		20,000 to 49,999	<b>\$5,000</b> + \$0.10 per sf
		50,000 to 99,000	<b>\$10,000</b> + \$0.07 per sf
		100,000 or more	\$16,000 + \$0.05 per sf
4. Final major site plan	<b>\$1,750</b>	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>	1.10	

<b>Application Type</b>	<b>Application Fee</b>	<b>Escrow Amount</b>
	Parking ratios above 4/1,000 square feet, multiple access points, multiple occupancies	
<b>F. Appeals of decision by administrative officials to Board of Adjustment and Planning Board</b>		
1. Single- and/or two-family residential uses	<b>\$150</b>	<b>\$500</b>
2. Other uses	<b>\$300</b>	<b>\$500</b>
<b>G. Interpretation of the Land Use and Development Regulations or Zoning Map by Board of Adjustment</b>	<b>\$150</b>	<b>\$500</b>
<b>H. Variances</b>		
1. Hardship or bulk variances		
a. Single- and two-family residential (in-ground pools, detached garages, decks, sheds, fences, etc.)	<b>\$350</b> <sup>(1)</sup>	<b>\$1,500</b>
b. Vacant undersized/nonconforming lots	<b>\$350</b>	\$3,500
c. Multifamily or commercial	\$750	<b>\$3500</b>
2. Variances per N.J.S.A. 40:55D-70d		
a. Single- or two-family residential	<b>\$350</b>	\$1,500
b. Multifamily or commercial	\$500	\$3,500
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	<b>\$550</b>	\$3,500
<b>I. Variance for frontage on unimproved street (Board of Adjustment)</b>	<b>\$250</b>	<b>\$1,500</b>
<b>J. Building permit in conflict with official map or building permit for but not related to a street</b>	\$100	\$0
<b>K. Conditional uses</b>	<b>\$350</b>	<b>\$1,500</b>
<b>L. Request for extension of time</b>		
1. Minor subdivisions	<b>\$100</b>	<b>\$500</b>

<b>Application Type</b>	<b>Application Fee</b>	<b>Escrow Amount</b>
2. Minor site plans	<b>\$100</b>	<b>\$500</b>
3. Major subdivisions and site plans	<b>\$150</b>	<b>\$500</b>
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
O. Zoning permit ( <b>Non-refundable</b> )	Base fee: <b><u>\$25 for the first construction, erection, alteration, or use for which a permit is required pursuant to § 245-22B and is not specified below; \$10 for each additional construction, erection, alteration, or use for which is not specified below.</u></b>	
1. Signs ( <b>each</b> )	\$25	
2. New commercial principal structures, new homes and replacement of mobile homes	\$100	
3. Tree removal/ <b>Reforestation</b>	\$75/ <b>\$150</b>	
<b>4. Inground swimming pools, garages, commercial additions &amp; commercial accessory structures</b>	<b>\$50</b>	
P. Temporary permit	\$25	
Q. ( <b>Reserved</b> )		\$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)	<b>\$75 Filing Fee</b>	\$500 plus \$75 per lot subdivision or consolidation and individual condominium parcel
V. Special meeting	\$2,000	\$0
W. Other engineering review <sup>(2)</sup>		
1. For minor modification	\$200	
2. Pre-application concept review for development	<b>\$150<sup>(3)</sup></b>	<b>\$500</b>

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.

**(3) A pre-application concept plan review meeting shall be required with the applicant and their professionals with the Township Zoning Officer, Board Engineer and other Township professionals as necessary.**

**Note: The balance of escrow fees shall be returned upon request by the applicant pursuant to the recommendations of the Board professionals for such release of funds.**