

## Chapter 109. LAND DEVELOPMENT

### Part 2. Fees, Inspections, Guarantees and Off-Tract Improvements

#### Article III. Application and Review Fees

##### § 109-6. Amount of fees and escrow deposits due.

- A. Each applicant shall, at the time of filing a submission with the Planning Board or Board of Adjustment, submit to the Township Treasurer by certified check or money order the following sums as application fees and escrow deposits. Where one application for development includes more than one approval request, the sum of the individual required fees shall be paid. Upon presentation of payment as set forth above, the applicant/owner/agent will execute an escrow agreement (see Appendix A of this Part 2) as well as a memorandum of understanding (see Appendix B of this Part 2).<sup>[1]</sup>

[Amended by Ord. No. 92-05; Ord. No. 93-11; Ord. No. 98-11; Ord. No. 99-21; Ord. No. 01-10]

Note: If an escrow account falls below 30% of the original amount, a request for additional funds will be made to bring the escrow account up to 50% of the original amount.

Application	Fee	Escrow to be Deposited
1. Subdivision reviews		
a. Informal review	\$500*	\$1,000
*Will be credited towards fees for review if the applicant proceeds within 1 year of informal review		
b. Sketch plat or concept plan	\$500 + \$150 per lot	\$1,000 + \$250 per lot
c. Preliminary plat, major	\$1,500 + \$150 per lot or new dwelling unit	With previous sketch approval: \$4,000 + \$250 per lot Without previous sketch approval: \$5,000 + \$300 per lot
d. Final plat, major	\$750 + \$100 per lot or new dwelling unit	Final subdivision: \$1,000 + \$250 per lot With developer's agreement: additional \$1,500
e. Resubmittal of an application for preliminary or final major subdivision approval when applicant has submitted an incomplete application as deemed by the Planning Board	No further application fees required as applicant will be billed out of escrow account for any further review of an incomplete application	
f. Minor subdivision	\$750 + \$150 per lot	\$1,000 + \$1,000 per lot
g. Extension of preliminary or final approval	—	\$500

Tax Map maintenance fees. The following fees shall be paid by the applicant at the time of filing of the deeds of subdivision approval by the Planning Board or the Board of Adjustment of the Township of West Amwell for the cost of making updates

Application	Fee	Escrow to be Deposited
and modifications to the Tax Maps of the Township of West Amwell relating to said applications:		
Boundary line adjustment	\$150	
2-3 lots, including remaining land	\$450	
4-7 lots, including remaining land	\$750	
8-12 lots, including remaining land	\$1,000	
13-19 lots, including remaining land	\$1,250	
20 lots or more	\$1,500 + \$50 per lot in excess of 20	
i. Agricultural division of land	\$100	\$1,000 + \$250 per lot
2. Site plan reviews		
a. Informal review	\$500*	\$1,000
Informal review (100% agricultural use)	\$100*	\$1,000
* Will be credited towards fees for review if the applicant proceeds within 1 year of informal review		
b. Minor site plan	\$500	\$1,000
Minor site plan (100% agricultural use)	\$100	\$1,000
c. Major site plans:		
Preliminary plan	\$1,500 + \$150 per dwelling unit, or if nonresidential, \$0.10 per square foot of new construction + \$25 per acre of lot area	\$1,000 + \$250 per dwelling unit, or if nonresidential, the larger of \$0.30 per square foot of building area or \$250 per acre of lot area
Preliminary plan (100% agricultural use)	\$100	\$1,000 + \$0.30 per square foot of agricultural building area
Final plan	\$750	\$1,000 + \$100 per dwelling unit, or if nonresidential, the larger of \$0.10 per square foot of building area or \$100 per acre of lot area
Final plan (100% agricultural use)	\$100	\$1,000 + \$0.10 per square foot of agricultural building area
d. Resubmittal of application for preliminary or final major subdivision approval where the applicant has submitted an application deemed incomplete by the Planning Board.	No further application fees required as applicant will be billed out of escrow account for any review of an incomplete application	
e. Extension of preliminary or final approval	—	\$500
f. Telecommunications installations:		
If no new tower is proposed	\$1,000	\$4,000
If a new tower is proposed	\$2,000	\$10,000
3. General development plan review	\$2,500 + \$150 per dwelling unit + \$150 per nonresidential acre	\$5,000 + \$250 per dwelling unit + \$250 per nonresidential acre
4. Conditional use		

<b>Application</b>	<b>Fee</b>	<b>Escrow to be Deposited</b>
	\$500 plus applicable subdivision or site plan application fees	\$1,000 plus applicable subdivision or site plan escrow deposit
5. Appeals or interpretations under N.J.S.A. 40:55D-70a and b	\$250	\$750
6. Request for rezoning	\$500	Initial escrow of \$1,000 required; additional escrow to be established on a case-by-case basis with each individual request being reviewed by the Township professionals as to approximate cost prior to any action being taken
7. Variances*		
*Add subdivision and site plan fees if applicable		
a. N.J.S.A. 40:55D-70c single- or two-family	\$250	\$1,000 + \$250 per variance
All others	\$500	\$1,000 + \$250 per variance
b. N.J.S.A. 40:55D-70d [Amended 11-28-2012 by Ord. No. 19-2012]	\$1,000	\$2,500 per variance: commercial
c. N.J.S.A. 40:55D-70d [Added 11-28-2012 by Ord. No. 19-2012]	\$200	\$500 per variance: residential
8. Permits under N.J.S.A. 40:55D-34 and 40:55D-36	\$250	\$1,000
9. Boundary line agreement	\$250	\$1,000
10. List of persons within 200 feet of subject lots	\$10 or \$0.25 per name, whichever is greater	Not required
11. Special meetings	\$750*	Each applicant who requests and obtains a special meeting in connection with any application for development or appeal shall post an additional escrow as required and determined by the administrative officer of the board upon consultation with board professionals

\* If requested by the applicant and approved by the board

[1]; *Editor's Note: Appendixes A and B are included at the end of this chapter.*

- B. The per-lot fees and escrow deposits include newly created lots as well as the lots remaining.  
[Amended 5-25-2011 by Ord. No. 9-2011]
- C. If final total square footage is unknown, fees and escrows shall be based upon the maximum floor area permitted under Part 4, Zoning, of this chapter.
- D. Development review fees for either subdivision or site plan applications may be proportioned to stages of submittals as approved by the Planning Board.
- E. If an applicant desires a certified court reporter, the cost of taking testimony and transcribing it and providing a copy of the transcript to the Township shall be at the expense of the applicant, who shall also arrange for the reporter's attendance.
- F. Any fees required by the Township for the witnessing of percolation tests and soil logs shall be in addition to the fees required herein.