

Chapter 148: LAND DEVELOPMENT

Article XI: Fees, Guaranties, Inspections and Off-Tract Improvements

§ 148-104 Fees.

A. Every application for development shall be accompanied by a check payable to the Township of Readington in accordance with the following schedule. For purposes of this chapter, the term "area being disturbed" means any area whereupon any activity involving the clearing, excavation, storing, grading, filling or transposing of soil will occur or whereupon any other activity will occur which causes soil to be exposed to the danger of erosion, including the detachment or movement of soil or rock by water, wind, ice and/or gravity.

[Amended 10-20-1997 by Ord. No. 16-97].

(1) Subdivision and site plan schedule.

	Application Charge Plus Account	Development Review Escrow
Subdivisions, Minor		
Minor subdivision Minor lot change	\$60 per lot \$50	\$1,000 \$200
Major Subdivision		
Concept Sketch		
Five lots or more Less than five lots	\$250 \$250	\$2,000 \$1,000
Preliminary Major Subdivision		
Five lots or more Less than 5 lots	\$250 \$100	\$200 per lot \$220 per lot
Final Major Subdivision		
Five lots or more Less than five lots	\$250 \$20 per lot	\$100 per lot \$120 per lot, \$300 minimum
Minor Site Plan		
	\$25	\$500
Preliminary Site Plan		
Basic fee Proposed use of new and/or existing buildings	\$250 plus	\$500 plus
Less than 5,000 square feet	\$250 plus	\$1,000 plus
5,000 to 10,000 square feet	\$0.03 per square foot plus	\$0.20 per square foot plus
10,000 to 50,000 square feet	\$0.02 per square foot plus \$0.01 per square foot plus	\$0.16 per square foot plus \$0.12 per square foot plus
Greater than 50,000 square feet		
Acreage of lot or part thereof	\$5 per acre	\$20 per acre
Preliminary Site Plan for Multifamily Site		
Basic application	\$250 plus	\$1,000 plus
Building site plan	\$25/unit	\$200 per unit

Final Site Plan	50% of preliminary fee	50% of preliminary escrow amount
Site Plan Concept Plan		
Minor plan	\$15	\$250
Major plan	\$25	\$20 per acre or part thereof, plus \$0.010 per square foot of site area disturbed, minimum of \$500
Multifamily site	\$50 per acre	\$200 per acre
Amended Subdivision/ Site Plans	50% of initial fee	50% of initial escrow amount
Certificate of Preexisting Nonconforming Status	\$150	No escrow
[Added 4-3-2006 by Ord. No. 9-2006]		

- (2) Conditional use. Application for a permit authorizing a conditional use shall be made directly to the Planning Board on forms provided by the Secretary of the Board accompanied by checks in accordance with the following:
 - (a) Application fee: \$150.
 - (b) Development Review Escrow Account: \$700.

- (3) Variances. Every application for variance approval shall be accompanied by checks in accordance with the following:

	Application Charge	Plus	Development Review Escrow Account
Appeals (40:55D-70a)	\$150		\$500
Interpretation (40:55D-70b)	\$150		\$500
Hardship/Bulk (40:55D-70c)			
Residential	\$150		\$350
All others	\$250		\$500
Use (40:55D-70d)			
Existing structure	\$250		\$1,000
On vacant lot	\$250		\$2,000
Permit (40:55D-34 and 35)	\$100		\$250

- (4) Copy of minutes transcripts or decisions: \$1 per page for first copy of said page, plus \$0.25/copy for each additional copy of said page.
- (5) Inspection fees. Estimated cost of site improvements (less buildings):
 - (a) Less than \$4,000: 8% of estimated cost.
 - (b) Four thousand dollars through \$ 4,999: 7% of estimated cost.
 - (c) Five thousand dollars through \$ 9,999: \$350, plus 5% of excess over \$5,000.
 - (d) Ten thousand dollars through \$ 49,999: \$600, plus 4% of excess over \$10,000.
 - (e) Fifty thousand dollars and up: \$2,200, plus 3% of excess over \$50,000.
- (6) Tape recordings of meetings: \$25 per tape.