

**Township of Florence Land Use Fee Schedule
as called out in Section 91-24 of the Code of the Township of Florence**

91-24 Fees

A. General Fees, as outlined below, are statutorily authorized and are to cover the administrative costs incurred by the Township in processing applications. The escrow accounts are to pay the cost of professional review by the Engineer, Solicitor, planning consultant and other professionals employed by the municipal agency to review and make recommendations on an application for development. At the time of submitting an application to the Administrative Officer, the applicant shall be required to execute an escrow agreement to cover all necessary and reasonable costs incurred by the technical and professional review with the municipal agency in a form approved by the Solicitor of the municipal agency. The amounts specified below are estimates, which shall be paid prior to certification of a complete application. In the event that more than the amounts specified below are required to pay the reasonable costs incurred, the applicant shall, prior to being permitted to take the next step in the approval procedure or, in any event, prior to obtaining occupancy permits for any element of the project, pay all additional sums required. In the event that the amounts posted are more than those required, the excess funds shall be returned to the applicant within 14 days of the issuance of the final certificate of occupancy for the completed project. Prior to the issuance of an occupancy certificate for any element of the project, the Zoning Officer shall determine from the Administrative Officer whether there are sufficient amounts in the escrow fund to pay pending bills. When additional funds are required, it shall be the obligation of the Administrative Officer to notify the applicant of the amounts needed and to notify the municipal agency of any refusal or failure to properly make any payments required. In addition to these terms, the escrow agreement may include any additional terms which are agreed to by the applicant and the municipal agency.

B. Schedule of fees and escrows.

(1) Preliminary site plan review.

(a) Minor site plan

[1] Application fee: \$125.

[2] Professional review escrow account, with a minimum fee of \$1,250.

(b) Major site plan

[1] Application fee: \$300.

[2] Professional review escrow account, per acre or fraction thereof submitted for review: \$125, with a minimum fee of \$5,000.

(2) Final site plan review.

(a) Application fee: \$150.

(b) Professional review escrow account, per acre or fraction thereof submitted for review: \$60, with a minimum fee of \$1,000.

- (3) Subdivision.
 - (a) Minor subdivision
 - [1] Application fee: \$125 per lot resulting from the subdivision
 - [2] Professional review escrow account, per lot or fraction thereof: \$100, with a minimum fee of \$800.
 - (b) Major subdivision/preliminary plat.
 - [1] Application fee: \$300.
 - [2] Professional review escrow account, per lot: \$50, with a minimum fee of \$5,000.
 - (c) Major subdivision/final plat.
 - [1] Application fee: \$200 per lot resulting from the subdivision
 - [2] Professional review escrow account, per lot: \$20, with a minimum fee of \$1,000.
 - (d) Appeals: \$10.
- (4) Variances
 - (a) Variances sought pursuant to 91-150A(3) of this chapter as follows:
 - [1] Application fee per lot: \$75.
 - [2] Professional review escrow account per lot: \$250.
 - (b) Variances sought pursuant to 91-150A(4) of this chapter as follows:
 - [1] Application fee per lot: \$100.
 - [2] Professional review escrow account per lot: \$250, provided that an applicant for a variance from the additional lot coverage provisions of 91-180A(2)(d), 91-180B(2)(d), 91-189A(4) or 91-189B(4) of the Code to exceed 5% but not more than 10% only for decks, patios, sheds, and/or swimming pools on a residential lot, and/or no other variance action pursuant to the Land Development Ordinance, shall pay an application fee only and shall be exempt from payment of a professional review escrow fee.
 - [3] The escrow fee for a use variance application involving a commercial use or additional residential units shall be fixed by the Board, but shall not be less than \$1,000.
- (5) Zone change requests.
 - (a) Application fee: \$100.
 - (b) Professional review escrow account: \$500.
- (6) A certificate from the Township Administrative Officer pursuant to 91-17: \$10.

- (7) Copies of documents: as provided by the Open Public Records Act shall be as provided in N.J.S.A.47:1A-1 et seq.
- (8) Application to vacate existing street.
 - (a) Application fee: \$100.
 - (b) Professional review escrow account: \$500.
- (9) Request for extension of approval: \$250.