

RESOLUTION TC 15-161
TOWNSHIP COMMITTEE – TOWNSHIP OF HARDING
MORRIS COUNTY, NEW JERSEY
DECEMBER 14, 2015
FEE ORDINANCE – REVISION AND INCREASE

WHEREAS, by Ordinance TC09-14 , the Township Code was amended to include the following provision for an annual increase to Land Use and Development fees: “These application fees shall be adjusted by the Municipality effective January 1st of each year commencing in 2011 in accordance with any percentage increase in inflation in the twelve-month period prior to the effective date as measured by the Consumer Price Index for All Urban Consumers, Northeastern Region (CPI) determined and published by the Bureau of Labor Statistics, U.S. Department of Labor. Said adjustments will be rounded up to the nearest dollar;” and

WHEREAS, by Ordinance TC10-02, the same provision was applied to Construction fees; and

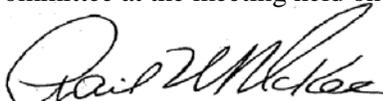
WHEREAS, the Bureau of Labor Statistics has published that the applicable CPI has increased from 260.500 October of 2014 to 261.515 in October of 2015, which is an increase of 0.39%; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Harding in the County of Morris, State of New Jersey, that in accordance with §171-4 through §171-26 of the Code of the Township of Harding be amended to reflect a 0.39% increase in all applicable Land Use and Development fees and Construction fees, effective January 1, 2016, as shown on the attached list of amended fees.

BE IT FURTHER RESOLVED that notice of the adjusted fee schedule be published in the official newspaper of the Township within 10 days of passage of this resolution.

DATED: December 14, 2015

I, Gail W. McKane, Township Clerk of the Township of Harding, County of Morris, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a resolution adopted by the Township Committee at the meeting held on December 14, 2015.



Gail W. McKane, Township Clerk

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN
Ms. DiTosto		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Ward	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

These fees shall be adjusted by the municipality effective January 1st of each year commencing in 2011 in accordance with any percentage increase in inflation in the twelve-month period prior to the effective date as measured by the Consumer Price Index for All Urban Consumers, Northeastern Region (CPI), determined and published by the Bureau of Labor Statistics, United States Department of Labor. Said adjustments will be rounded up to the nearest dollar. Notice of the adjusted fee schedule shall be published by the Township Clerk in the official newspaper of the Township within 10 days of such adjustment.

§171-5 Building subcode fees

A. New construction and additions. Fees for new construction and additions shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:28-2.28. The fee shall be:

<u>Type:</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
	Per cubic foot of volume			
All use groups except farm use buildings with a new or added area of:				
5,000 square feet or less	\$0.065	0.39%	\$0.0653	\$0.066
Over 5,000 square feet	\$0.275	0.39%	\$0.2761	\$0.277

Commercial farm use buildings as defined by NJAC 5:23-3.2(d) exclusively used for storage of food or grain or the sheltering of livestock

	\$0.042	0.39%	\$0.0422	\$0.043
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The minimum fee shall be \$100, except for sheds, which shall have a minimum fee of \$50.

B. Renovations, alterations and repairs and pools. Fees for renovations, alterations, repairs, and site-performed building subcode work associated with premanufactured construction shall be based upon the estimated cost of work (with the exception of those elements whose building subcode fee is set by flat fee).

<u>Type:</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
	These fees are per \$1,000			
Estimated cost up to and including \$150,000	\$30	0.39%	\$30.1169	\$31
	Additional fee per \$1,000			
\$150,000 up to and including \$500,000	\$19	0.39%	\$19.0740	\$20
	Additional fee per \$1,000			
Above \$500,001	\$18	0.39%	\$18.0707	\$19
Fees for projects consisting of combinations of renovations/alteration component and additions: Sum of these fees calculated separately;				
minimum fee:	\$81	0.39%	\$81.3156	\$82

C. Fees for the following types of projects shall be established by flat fee:

<u>Type:</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Re-roofing of a single-family dwelling or accessory building	\$122	0.39%	\$122.4754	\$123
Re-siding of a single-family dwelling or accessory building	\$122	0.39%	\$122.4754	\$123
Lead abatement	\$193	0.39%	\$193.7520	\$194
Radon remediation equipment	\$81	0.39%	\$81.3156	\$82
Asbestos removal	\$122	0.39%	\$122.4754	\$123
Pool enclosure	\$81	0.39%	\$81.3156	\$82
HOT TUB WITH SAFETY COVER	\$50	0.39%	\$50.1948	\$51

D. The fee for moving of a structure shall be ___ per \$1,000 of the estimated cost of moving the structure. The fee for the new foundation and any renovation to the structure shall be treated as an alteration.

	\$19	0.39%	\$19.0740	\$20
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E. Demolition.

<u>Type:</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Single-family dwelling, each	\$477	0.39%	\$478.8586	\$479
Accessory buildings, each	\$87	0.39%	\$84.3273	\$85
Structures other than single-family or accessory structures, each	\$635	0.39%	\$637.4724	\$638

F. Signs.

<u>Type:</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Signs up to 10 square feet	\$46	0.39%	\$46.1792	\$47
Signs over 10 square feet up to 50 square feet	\$134	0.39%	\$134.5221	\$135
Signs over 50 square feet	\$177	0.39%	\$177.6897	\$178

G. Installation of:

<u>Type:</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Satellite antenna receiver	\$89	0.39%	\$89.3468	\$90
Elevator subcode - administrative fee, each elevator	\$111	0.39%	\$111.4325	\$112

TEMPORARY EVENT FEE: THE PERMIT FEE FOR WORK DONE IN CONJUNCTION WITH A TEMPORARY EVENT

1/3 THE REGULAR FEE

§171-6 Fire subcode fees.

A. Sprinklers and detectors. For installation or replacement of fire protection systems, such as sprinkler systems, smoke or heat or other types of automatic detection systems, manual alarm systems, the fees shall be calculated on the number of individual component devices as follows:

<u>Number of Sprinkler Heads</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
1 to 20	\$106	0.39%	\$106.4130	\$107
21 to 100	\$194	0.39%	\$194.7559	\$195
101 to 200	\$362	0.39%	\$363.4105	\$364
201 to 400	\$930	0.39%	\$933.6236	\$934
401 to 1,000	\$1,270	0.39%	\$1,274.9484	\$1,275
Over 1,000	\$1,587	0.39%	\$1,593.1835	\$1,594

<u>Number of Detectors</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
1 TO 5	\$50	0.39%	\$50.1948	\$51
6-12	\$106	0.39%	\$106.4730	\$107
13-20	\$171	0.39%	\$171.6663	\$172
21 to 100	\$258	0.39%	\$259.0053	\$260
101 to 200	\$319	0.39%	\$320.2429	\$321
201 to 400	\$817	0.39%	\$820.1833	\$821
401 to 1,000	\$1,106	0.39%	\$1,110.3094	\$1,111
Over 1,000	\$1,379	0.39%	\$1,384.3731	\$1,385

B. Systems.

<u>Type:</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Pre-engineered suppression	\$166	0.39%	\$166.6468	\$167
Standpipe	\$351	0.39%	\$352.3676	\$353
Per each fuel-fired appliance	\$73	0.39%	\$73.2844	\$74
Per each replacement fuel-fired appliance	\$56	1.33%	\$56.2182	\$57
noncommercial	\$73	0.39%	\$73.2844	\$74
Per each kitchen exhaust system, commercial	\$166	0.39%	\$166.6468	\$167
Per each incinerator or similar device	\$440	0.39%	\$441.7144	\$442
Chimney liner or chimney re-lining	\$73	0.39%	\$73.2844	\$73
Smoke control systems	\$275	0.39%	\$276.0715	\$277
Mechanical combustion air system	\$84	0.39%	\$84.3273	\$85
Fire pumps	\$221	0.39%	\$221.8611	\$222
Freestanding fire department connection	\$221	0.39%	\$221.8611	\$222
Change from conventional telephone line for Fire protection alarm signal to DACT	\$35	0.39%	\$35.1364	\$36
Temporary Event Fee: the permit fee for work Done in conjunction with a temporary event				1/3 the regular fee
Minimum fee will be:	\$73	0.39%	\$73.2844	\$74

§171-7 Plumbing subcode fees.

A. Fixtures and appliances connected to the plumbing system; per fixture:

<u>Type:</u>	<u>Fee</u> <u>(Current)</u>	<u>Percent</u> <u>Increase</u>	<u>Result</u>	<u>Final</u> <u>Fee</u>
Water closet/bidet/urinal	\$26	0.39%	\$26.1013	\$27
Bathtub	\$26	0.39%	\$26.1013	\$27
Lavatory/sink	\$26	0.39%	\$26.1013	\$27
Shower/floor drain	\$26	0.39%	\$26.1013	\$27
Washing machine (rough plumbing for washer)	\$26	0.39%	\$26.1013	\$27
Dishwasher	\$26	0.39%	\$26.1013	\$27
Commercial dishwasher	\$26	0.39%	\$26.1013	\$27
Water heater (replacement in kind)	\$26	0.39%	\$26.1013	\$27
Hose bibs	\$26	0.39%	\$26.1013	\$27
Water cooler	\$26	0.39%	\$26.1013	\$27
Garbage disposal (where permitted)	\$26	0.39%	\$26.1013	\$27
Indirect connection	\$26	0.39%	\$26.1013	\$27
Vent stack	\$26	0.39%	\$26.1013	\$27
Anti-vortex drains - pools and spas (up to 6)	\$26	0.39%	\$26.1013	\$27
Each Additional Drain	\$10	0.39%	\$10.0390	\$11
Gas Grill Including Gas Piping	\$76	0.39%	\$76.2961	\$77
Residential Boiler (replacement in kind)	\$76	0.39%	\$76.2961	\$77
Includes backflow preventer)	\$76	0.39%	\$76.2967	\$77

B. Special devices.

<u>Type:</u>	<u>Fee</u> <u>(Current)</u>	<u>Percent</u> <u>Increase</u>	<u>Result</u>	<u>Final</u> <u>Fee</u>
Grease traps	\$106	0.39%	\$106.4130	\$107
Oil separators	\$106	0.39%	\$106.4130	\$107
Water-cooler air conditioners	\$106	0.39%	\$106.4130	\$107
Refrigeration units	\$106	0.39%	\$106.4130	\$107
Water heater - new installation	\$106	0.39%	\$106.4130	\$107
Water utility connection	\$101	0.39%	\$101.3935	\$102
Sewer utility connection	\$101	0.39%	\$101.3935	\$102
Backflow preventer	\$101	0.39%	\$101.3935	\$102
Steam boilers	\$101	0.39%	\$101.3935	\$102
Hot water boilers (pool heaters)	\$101	0.39%	\$101.3935	\$102
Gas piping/gas service entrance	\$101	0.39%	\$101.3935	\$102
Gas Piping Ancillary	\$46	0.39%	\$46.1792	\$47
Active solar systems	\$101	0.39%	\$101.3935	\$102
Sewer pumps	\$101	0.39%	\$101.3935	\$102
Interceptors	\$101	0.39%	\$101.3935	\$102
Fuel oil piping	\$101	0.39%	\$101.3935	\$102
Fuel fired appliances	\$101	0.39%	\$101.3935	\$102
Other Replacement Fuel Fired Appliances	\$55	0.39%	\$55.2143	\$56
Generators	\$101	0.39%	\$101.3935	\$102
Vacuum release system for pool	\$101	0.39%	\$101.3935	\$102
Yard hydrants	\$101	0.39%	\$101.3935	\$102
Water treatment	\$101	0.39%	\$101.3935	\$102
Special devices - other	\$101	0.39%	\$101.3935	\$102
Temporary Event Fee: The permit Fee for Work Done in Conjunction with a Regular Event				1/3 the regular Fee

§171-8 Electrical subcode fees.

A. Electrical fixtures and devices.

<u>Number of receptacles</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
From 1 to 50 receptacles, fixtures or devices	\$73	0.39%	\$72.2805	\$73
Increments of 25 additional items	\$29	0.39%	\$29.1130	\$30

For the purposes of computing this fee, the term "receptacles, fixtures or devices" shall including lighting outlets; wall switches; convenience receptacles; smoke detectors; heat detectors; alarm devices; motors 1 HP or less; thermostats; light standards

B. Motors.

<u>Number of HP</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Greater than 1 or less than or equal to 10	\$26	0.39%	\$26.1013	\$27
Greater than 10 or less than or equal to 50	\$72	0.39%	\$72.2805	\$73
Greater than 50 or less than or equal to 100	\$150	0.39%	\$150.5845	\$151
Greater than 100	\$729	0.39%	\$731.8404	\$732

C. Electrical devices (including transformers and generators).

<u>Number of KW</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Greater than 1 or less than or equal to 10	\$26	0.39%	\$26.1013	\$27
Greater than 10 or less than or equal to 45	\$73	0.39%	\$73.2844	\$74
Greater than 45 or less than or equal to 112.5	\$150	0.39%	\$150.5845	\$151
Greater than 112.5	\$722	0.39%	\$724.8132	\$725

NOTE: No Additional Charge for up to 5 Switches, Fixtures or Receptacles Installed with any of these Devices.

D. Service equipment (term includes services, motor control centers, disconnects).

Number of Amps

Greater than 0 or less than or equal to 225	\$73	0.39%	\$73.1847	\$74
Greater than 225 or less than or equal to 1,000	\$150	0.39%	\$150.0585	\$151
Greater than 1,000	\$722	0.39%	\$724.8158	\$725

NOTE: No Additional Charge for up to 5 Switched, Fixtures or Receptacles Installed with any of these Devices

0.
39
%

E. Construction pole service and 1 to 10 receptacles	\$164	0.39%	\$164.6390	\$165
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0.
39
%

F. Annual pool inspection - commercial	\$164	0.39%	\$164.6390	\$165
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G. Temporary Event Fee: The Permit Fee for Work Done in Conjunction with a Regular Fee 1/3 the Regular Fee
Temporary Event

171-9 State surcharge.

This fee is adopted by the NJ State DCA.

§171-10 Surcharge for third-party inspection services.

	<u>Fee</u> <u>(Current)</u>	<u>Percent</u> <u>Increase</u>	<u>Result</u>	<u>Final</u> <u>Fee</u>
Per application	\$14	0.39%	\$14.0545	\$15

§171-11 Certificate of occupancy fees.

<u>Type</u>	<u>Fee</u> <u>(Current)</u>	<u>Percent</u> <u>Increase</u>	<u>Result</u>	<u>Final</u> <u>Fee</u>
Certificate of occupancy for a new single-family dwelling	\$493	0.39%	\$494.9209	\$495
Certificate of occupancy for addition to a single-family dwelling or accessory structure	\$89	0.39%	\$89.3468	\$90
Certificate of occupancy for residential alterations	\$56	0.39%	\$56.2182	\$57
Certificate of continued occupancy	\$194	0.39%	\$194.7559	\$195
Certificate of occupancy granted pursuant to change of use	\$194	0.39%	\$194.7559	\$195
Certificate of occupancy for new commercial structure	\$440	0.39%	\$441.7144	\$442
Certificate of occupancy for an addition to a commercial structure	\$330	0.39%	\$331.2858	\$332

Certificate of occupancy for an alteration to a commercial structure	\$221	0.39%	\$221.8611	\$222
Multiple certificates of occupancy	\$84	0.39%	\$84.3273	\$85

§171-12 Fees for variations.

<u>Type</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Class 3 structure	\$84	0.39%	\$84.3273	\$85
Class 1 and 2 structure	\$166	0.39%	\$166.6468	\$167

§171-13 Plan review.

The plan review fee shall be established at 20% of the permit fee.

§171-14 Storage tanks.

Removal of Storage

<u>Tanks</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Removal or abandonment of underground tanks 275 gallons through 2,000 gallons	\$155	0.39%	\$155.6039	\$156
Removal of above ground tanks (per tank)	\$61	0.39%	\$61.2377	\$62

Removal of tanks over 2,000 gallons shall be priced per alteration fee schedule

Installation of storage tanks

Underground tanks 275-2,000 gallons	\$155	0.39%	\$155.6039	\$156
Underground tanks over 2,000 gallons shall be priced per alterations fees				
Aboveground up to 275 gallons	\$64	0.39%	\$60.2377	\$62
Aboveground over 275 gallons	\$122	0.39%	\$122.4754	\$123

Article IV Land Use and Development

§171-15 Land use and development fees.

The following application fees and deposits for technical review shall be paid by every applicant for development within the Township of Harding pursuant to N.J.S.A. 40:55D-1 et seq. These application fees shall be adjusted by the municipality effective January 1 of each year, commencing in 2012, in accordance with any percentage increase in inflation in the twelve-month period prior to the effective date, as measured by the Consumer Price Index for All Urban Consumers, Northeastern Region (CPI), determined and published by the Bureau of Labor Statistics, United States Department of Labor. Said adjustments will be rounded up to the nearest dollar. Notice of the adjusted fee schedule shall be published by the Township Clerk in the official newspaper of the Township within 10 days of such adjustment. Every application for development that includes a requirement for a deposit of funds to cover the cost of technical review shall be accompanied by two separate checks payable to the Township of Harding: one for the application charge and the other for technical review, which shall be deposited into an escrow account, in accordance with the following schedule.

§171-16 Land use procedures and variance applications.

<u>Application</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Application for certification by Tax Assessor of list of adjoining property owners	\$0.25 per name or \$10, whichever is greater	N/A - this fee is set by State Statute		
Appeal pursuant to NJSA 40:55D-70(a) (appeal from administrative official or agency based on enforcement of Zoning Ordinance, including an appeal from the decision of the Tree Conservation Officer; fee to be returned if appeal successful:				
Other Official or Agency	\$608	0.39%	\$610.3690	\$611
Tree Conservation Officer	\$56	0.39%	\$56.2182	\$57
Interpretation of map or Zoning Ordinance or decision of special questions pursuant to NJSA 40:55D-70(b)	\$608	0.39%	\$610.3690	\$611
Application for variance pursuant to NJSA 40:55D-70(c) not involving the subdivision of land				
FIRST VARIANCE	\$608	0.39%	\$610.3690	\$611
each additional variance	\$111	0.39%	\$111.4325	\$112
See §171-17 for variance applications involving the subdivision of land.				
Application for variance pursuant to NJSA 40:55D-70(d) except as below	\$1,641	0.39%	\$1,647.3939	\$1,648
Application for variance pursuant to NJSA 40:55-70(d) in the case of a (d)(3) variance involving an accessory residence	\$1,094	0.39%	\$1,098.2626	\$1,099
Appeal to Township Committee from grant of use variance pursuant to NJSA 40:55D-70(d)	\$1,6141	0.39%	\$1,647.3939	\$1,648
Request to Board of Adjustment for an amendment of conditions contained in a previously adopted resolution of approval	\$547	0.39%	\$549.1313	\$550

Request to Board of Adjustment for Extension of Variance	\$152	0.39%	\$152.5922	\$153
Application for conditional use permit: for an accessory residence	\$440	0.39%	\$441.7144	\$442
for any other residential use (per unit)	\$221	0.39%	\$221.8611	\$222
for any nonresidential use:		0.39%		
per 1,000 square feet of gross floor area	\$275	0.39%	\$276.0715	\$277
additional per 10,000 square feet of lot area affected or portion thereof	\$275	0.39%	\$276.0715	\$277
The minimum fee (except in connection with an accessory residence) shall be:	\$1,641	0.39%	\$1,647.3939	\$1,648
Application pursuant to NJSA 40:55D-34 or appeal pursuant to NJSA 40:55D-36 (Building Lot to Abut Street)	\$608	0.39%	\$610.3690	\$611
Special meeting (Planning Board or Board of Adjustment) if requested by or with consent of applicant	\$1,641	0.39%	\$1,647.3939	\$1,648

PUBLICATION FEE

REMOVED FROM THE 2014 FEE ORDINANCE

§171-17 Subdivision of land.

<u>Application</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Subdivision application: concept plan	\$547	0.39%	\$549.1313	\$550
Minor subdivision application: lot line realignment...				
...where all affected lots are developed	\$547	0.39%	\$549.1313	\$550
...where any affected lot is vacant (per lot)	\$3,281	0.39%	\$3,293.7839	\$3,294
Any other minor subdivision (per lot)	\$3,281	0.39%	\$3,293.7839	\$3,294
Extension of minor subdivision approval	\$547	0.39%	\$549.1313	\$550
Major subdivision:				
Preliminary (per lot)	\$3,281	0.39%	\$3,293.7839	\$3,294
Final (filed simultaneously with preliminary)	\$0	0.39%	\$0.0000	\$0
Final (filed separately, per lot)	\$1,094	0.39%	\$1,098.2626	\$1,099
Application for a variance in conjunction with any subdivision of land				
Minimum	\$1,094	0.39%	\$1,098.2626	\$1,099
Per variance per lot	\$547	0.39%	\$549.1313	\$550
(No fee for any lawful preexisting condition)				
Amended application	1/2 of the original application fee if within three years of approval; thereafter, 100% of the original application fee			
Extension of preliminary or final major subdivision approval	\$1,094	0.39%	\$1,098.1313	\$1,099

§171-18 Site development.

<u>Application</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Site plan application: concept plan	\$547	0.39%	\$549.1313	\$550
Minor site plan application	\$822	0.39%	\$825.2028	\$826
Major site plan application:				
Preliminary residential	\$3,281	0.39%	\$3,293.7839	\$3,294
Nonresidential	\$3,281	0.39%	\$3,293.7839	\$3,294
Major site plan, final	\$2,188	0.39%	\$2,196.5252	\$2,197
Amended application	1/2 of the original application fee			
Extension of preliminary or final approval	1/2 of the original application fee			

§171-19 Soil Erosion and sediment control

<u>Application</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Grading permit and inspection:				
Construction of building or addition with footprint greater than 400 square feet, but no more than 1,000 square feet	\$547	0.39%	\$549.1313	\$550
Construction of building or addition with footprint greater than 1,000 square feet, but no more than 4,000 square feet	\$547	0.39%	\$549.1313	\$550
Construction of building or addition with footprint greater than 4,000 square feet	\$547	0.39%	\$549.1313	\$550
Construction of swimming pool	\$330	0.39%	\$331.2858	\$332
Land disturbance or grading greater than 5,000 square feet, but no more than 10,000 square feet	\$221	0.39%	\$221.8611	\$222
Land disturbance or grading greater than 10,000 square feet	\$221	0.39%	\$221.8611	\$222
Grading plan with retaining wall greater than 5 feet, but less than 8 feet high	\$221	0.39%	\$221.8611	\$222
Grading plan with retaining wall greater than 8 feet high	\$221	0.39%	\$221.8611	\$222
Grading plan to comply with N.J.A.C. 7:8 or the Harding Township RSIS Special Area Standard for Stormwater	\$275	0.39%	\$276.0751	\$277

Note: Fees for structure demolition will be based on the fees for land disturbance or grading.

§171-20 Tree conservation.

<u>Application</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Application for cutting down or removing trees, except that no fee shall be charged to cut down or remove trees in connection with a homeowner's existing personal residence	\$221	0.39%	\$221.8611	\$222

§171-21 Flood damage prevention.

<u>Application</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Special flood hazard development permit: In connection with an application for a construction permit for a new single-family dwelling or construction permit for alteration of an existing single-family dwelling	\$221	0.39%	\$221.8611	\$222
In connection with a subdivision	\$547	0.39%	\$549.1313	\$550
In connection with a site plan or conditional use	\$547	0.39%	\$549.1313	\$550
In connection with any other land disturbance or use for which a special flood hazard development permit is required	\$547	0.39%	\$549.1313	\$550

§171-22 Environmental Impact Statement (EIS) review

<u>Application</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
Subdivision, 4 lots or less	\$547	0.39%	\$549.1313	\$550
Subdivision, 5+ lots	\$822	0.39%	\$825.2028	\$826
Site plan/conditional use or any other type of application for development for which an EIS is submitted or required	\$822	0.39%	\$825.2028	\$826

§171-23 Technical review fees.

A. In addition to the filing fees required by § 171-1, an applicant shall pay fees equal to the costs incurred for the technical review of the application by the Township Engineer, planning and engineering consultants to the Planning Board or the Board of Board of Adjustment and any other professional expert or consultant whose review, study, research and reports and/or testimony is deemed necessary by the municipal agency in order to assure compliance with the state and Township laws, ordinances, rules and regulations.

B. Technical review fees shall be calculated in accordance with the actual time required for review at rates

established by a schedule of professional fees adopted and from time to time amended by resolution of the Township Committee, which schedule shall be maintained in the office of the Township Clerk for public inspection.

C. Each deposit for technical review fees shall be held in escrow by the Township in an account separate from the general funds of the Township. The account shall be in a banking institution or savings and loan association in this state, insured by an agency of the federal government, or in any other fund or depository approved for such deposits by the state, in an account bearing interest at the minimum rate currently paid by the institution or depository on time or savings deposits. The Township Chief Financial Officer shall notify the applicant in writing of the name and address of the institution or depository in which the deposit is made and the amount of the deposit. For a given subdivision or site plan application, there shall be separate accounts for the concept, preliminary and final application stages.

D. All interest earned on any account shall be retained in the account until paid over as hereinafter provided. The Township Administrator shall from time to time certify to the Township Committee the costs of the technical review of an application and costs of reports and/or testimony as determined in accordance with the aforementioned schedule of professional fees. If the Township Committee determines the costs as certified to be reasonable, then such amount shall be withdrawn from the escrow account and paid over to the Township as an item of miscellaneous revenue.

E. An applicant may at any time examine Township records with respect to an escrow account and expenditures therefrom.

F. All deposits for technical review fees shall be made prior to the performance of the professional services which the deposit is intended to cover.

G. All payments charged to the deposit shall be pursuant to vouchers from the professionals stating the hours spent, the hourly rate and the expenses incurred.

H. In the event that the initial deposit made by an applicant is not sufficient to cover all technical review, report and/or testimony costs with respect to the application for which the deposit was made, upon request by the Township, the applicant shall, upon written notice from the Township, make such further deposit or deposits as may be necessary to cover further technical review, report and/or testimony costs.

I. Whenever the interest earned on any escrow account shall exceed \$100 in any calendar year, the Township Chief Financial Officer shall pay to the applicant 66 2/3% of the interest earned during the calendar year on such account, with the remaining 33 1/3% of such interest being paid over to the Township for administrative expenses. Such payments shall be made within 30 days after the termination of the calendar year in which the interest was earned or within 30 days after the termination of the account in the event that the account shall be terminated prior to the end of the calendar year.

J. Whenever the interest earned on any escrow account is no more than \$100 in any calendar year, all of such interest shall remain in the account until the termination of the account, at which time all of such interest shall be paid over by the Township Chief Financial Officer to the Township for administrative expenses.

K. After the completion of the review of an application for development by the Planning Board or the Board of Adjustment, or upon the withdrawal of an application, and after all technical review and/or testimony costs have been paid from the escrow account for such application, the Township Chief Financial Officer shall refund to the applicant all deposit moneys remaining in the escrow account, together with the interest, if any, which the applicant is entitled to receive. A written final accounting shall be provided to the applicant on the uses to which the deposit was put. Thereafter, copies of the vouchers submitted pursuant to Subsection F of this section shall be provided to the applicant, upon written request. After the interest which the Township is entitled to receive is paid over to the Township, the escrow account shall be terminated.

§171-24 Zoning fees.

<u>Application</u>	<u>Fee (Current)</u>	<u>Percent Increase</u>	<u>Result</u>	<u>Final Fee</u>
New construction - single family dwelling	\$440	0.39%	\$441.7144	\$442
New construction - accessory dwelling	\$440	0.39%	\$441.7144	\$442
Additions to existing structures - principal residence	\$221	0.39%	\$221.8611	\$222
Additions to existing structures - accessory building structures	\$221	0.39%	\$221.8611	\$222
New construction of accessory structures - swimming pool	\$166	0.39%	\$166.6468	\$167
New construction of accessory structures - pool house	\$166	0.39%	\$166.6468	\$167
New construction of accessory structures - patio	\$166	0.39%	\$166.6468	\$167
New construction of accessory structures - deck	\$166	0.39%	\$166.6468	\$167
New construction of accessory structures - shed	\$166	0.39%	\$166.6468	\$167
New construction of accessory structures - detached garage	\$166	0.39%	\$166.6468	\$167
New construction of accessory structures - play equipment/house	\$166	0.39%	\$166.6468	\$167
New construction of accessory structures - lighting plans	\$166	0.39%	\$166.6468	\$167
New construction of accessory structures - solar arrays (ground-mounted)	\$166	0.39%	\$166.6468	\$167
New construction of accessory structures - telecommunications equipment	\$166	0.39%	\$166.6468	\$167
New construction of accessory structures - fence	\$84	0.39%	\$84.3273	\$85
New construction of accessory structures - entry pier/gate	\$84	0.39%	\$84.3273	\$85
New construction of accessory structures - pergola/gate	\$84	0.39%	\$84.3273	\$85
New construction of accessory structures - pool equipment	\$84	0.39%	\$84.3273	\$85
New construction of accessory structures - air conditioning unit	\$84	0.39%	\$84.3273	\$85
New construction of accessory structures - generator	\$84	0.39%	\$84.3273	\$85
New construction of accessory structures - walkway/wall	\$84	0.39%	\$84.3273	\$85

New construction of accessory structures - business signs (located in B-1/B-2 zones) - per sign	\$56	0.39%	\$56.2182	\$57
Survey/engineering plans/architectural plan reviews - foundation location survey	\$56	0.39%	\$56.2182	\$57
Survey/engineering plans/architectural plan reviews - final survey	\$56	0.39%	\$56.2182	\$57
Survey/engineering plans/architectural plan reviews - revised plans				
				1/2 original plan review fee
Survey/engineering plans/architectural plan reviews - concept plan review	\$42	0.39%	\$41.1598	\$42
Driveway – New Construction	\$85	0.39%	\$85.3312	\$86