

Schedule of Fees & Escrow Charges

PLANNING COMMISSION FEES (effective 01/01/22)

Site Plan Review + Landscape Review Fees

*Filing Fees	\$ 450.00
Site Review Committee	\$ 100.00
*Planning Review	\$ 1,200.00 plus \$75.00 per acre or fraction thereof
*Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
Traffic Impact Study Review (If Required).....	
a) \$1,000 (less than 50 acres, 150 units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Site Plan Review for Attached or Multi-Family Housing + Landscape Review Fees

*Filing Fee	\$ 450.00
Site Review Committee	\$ 100.00
*Planning Review	\$ 1,200.00 plus \$50.00 per acre or fraction thereof
*Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
*Traffic Impact Study Review (If Required).....	
a) \$1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Single-Family Subdivision Plat or Detached Site Condominium + Landscape Review Fees

Tentative Preliminary Plat

*Filing Fee	\$ 450.00
Site Review Committee	\$ 100.00
Publication Fee	\$ 250.00
*Planning Review	\$ 800.00 plus \$40.00 per acre or fraction thereof
*Engineering Review.....	\$ 700.00 plus \$40.00 per acre or fraction thereof
*Traffic Impact Study Review (If Required).....	
a) \$1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Preliminary Plat Review

*Filing Fee	\$ 450.00
*Planning Review	\$ 750.00 plus \$20.00 per acre or fraction thereof
*Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Final Plat Review

*Filing Fee	\$ 450.00
*Planning Review	\$ 350.00 plus \$20.00 per acre or fraction thereof
*Engineering Review.....	\$ 700.00 plus \$40.00 per acre or fraction thereof

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Schedule of Fees & Escrow Charges

Single Family Condominium (site or general) + Landscape Review Fees

*Filing Fee	\$ 450.00
Site Review Committee	\$ 100.00
*Planning Review	\$ 900.00 plus \$40.00 per acre
*Engineering Review.....	\$ 700.00 plus \$40.00 per acre or fraction thereof
*Condominium Document Review (if submitted with site plan)	
Planner	\$ 325.00
Engineer.....	\$ 325.00
**Attorney	\$ 1,000.00
*Traffic Impact Study Review (If Required)	
a) \$1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

**In the event the above-described documents require legal review exceeding the two (2) reviews estimated at the cost of \$1000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Non-Residential Condominium (site or general) + Landscape Review Fees

*Filing Fee	\$ 450.00
Site Review Committee	\$ 100.00
*Planning Review	\$ 900.00 plus \$75.00 per acre
*Engineering Review.....	\$ 700.00 plus \$40.00 per acre or fraction thereof
*Condominium Document Review (if submitted with site plan)	
Planner	\$ 325.00
Engineer.....	\$ 325.00
**Attorney	\$ 1,000.00
*Traffic Impact Study Review (If Required)	
a) \$1,000 (less than 50 acres, 150 residential units or 200, 000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of \$1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Site Plan Review – Non-Residential (Public / Semi Public) + Landscape Review Fees

*Filing Fee	\$ 450.00
Site Review Committee	\$ 100.00
*Planning Review	\$ 1,100.00 plus \$50.00 per acre or fraction thereof
*Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
*Traffic Impact Study Review (If Required)	
a) \$1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Administrative Review of Site Plan

*Filing Fee	\$ 250.00
*Township Review Fee	\$ 300.00
*Planning Consultant Review Fee (If Required).....	\$ 400.00
*Engineering Consultant Review Fee (If Required).....	to be determined prior to submittal

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Schedule of Fees & Escrow Charges

Planned Unit Development-Concept Plan

*Filing Fee	\$ 450.00
Site Review Committee	\$ 100.00
Publication Fee	\$ 250.00
*Planning Review	\$ 1,500.00 plus \$75.00 per acre or fraction thereof
*Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
*Traffic Impact Study Review (If Required).....	
a) \$1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Planned Unit Development –Final Plan + Landscape Review Fees

*Filing Fee	\$ 450.00
*Planning Review	\$ 1,500.00 plus \$50.00 per acre
*Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre
**Legal Review (PUD Agreement, Master Deed & Bylaws, Exhibit B)	\$ 1,000.00
*Planner Review of PUD Agreement.....	\$ 350.00
*Condo Document Review Planner & Engineer	\$ 325.00 (each)

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of \$1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Planned Unit Development Amendment

Major

*Filing Fee	\$ 450.00
Publication Fee	\$ 250.00
*Planning Review	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
*Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
**Legal Review (PUD Agreement, Master Deed & Bylaws, Exhibit B)	\$ 1,000.00
*Planner Review of PUD Agreement.....	\$ 350.00
*Condo Document Review Planner & Engineer	\$ 325.00 (each)

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

**In the event the above described documents require legal review, exceeding the two (2) reviews estimated at the cost of \$1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Minor

*Filing Fee	\$ 450.00
*Planning Review	\$ 750.00 plus \$25.00 per acre or fraction thereof
*Engineering Review (If Required).....	\$ 750.00 plus \$25.00 per acre or fraction thereof
**Legal Review (PUD Agreement, Master Deed & Bylaws, Exhibit B)	\$ 1,000.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of \$1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Schedule of Fees & Escrow Charges

Signage Review for PUD

*Filing Fee	\$ 200.00
*Planning Review	
a) Ground Sign	\$ 150.00 each
b) Wall Sign	\$ 150.00 each
c) Directional Signs	No Charge
**Legal Review of the PUD Agreement (If Required)	\$ 1,000.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of \$1,000 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Master Deed/Deed Restrictions (if submitted separate from site plan)

*Filing Fee	\$ 200.00
*Review Fee Engineer	\$ 750.00
*Review Fee Planner	\$ 325.00
**Review Fee Attorney	\$ 1,000.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of \$1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Site Plan Extension Request	\$ 100.00
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Signs

*Township Review Fee	\$ 100.00 plus \$20.00 per sign
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*Includes two reviews. Each additional review will be charged at half the initial review fee.

Special Land Use**

*Filing Fee	\$ 450.00
Site Review Committee	\$ 100.00 (unless paid under site plan fee)
*Publication Fee	\$ 250.00
*Special Land Use Review (Planner)	\$ 800.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

**Site Plan review may also be required along with the Special Land Use review. In that event, the fees for Site Plan review would also apply.

Rezoning Applications

*Filing Fee	\$ 450.00
Publication Fee	\$ 250.00
*Planning Review	\$ 1,000.00 plus \$50 per acre or fraction thereof

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Schedule of Fees & Escrow Charges

Conditional Rezoning Applications

*Filing Fee	\$ 450.00
Publication Fee	\$ 250.00
*Planning Review	\$ 1,000.00 plus \$50 per acre or fraction thereof
**Legal Review	\$ 1,000.00

*Includes two (2) reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of \$1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Zoning Text Amendments

*Filing Fee	\$ 450.00
Publication Fee	\$ 250.00
*Planning Review	\$ 400.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Landscape Review Fee – (submitted at time of site plan application)

*Landscape Review	\$ 250.00 plus \$15.00 per acre
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*Includes two reviews. Each additional review will be charged at half the initial review fee.

Landscape Review Fee – (submitted without site plan application)

*Filing Fee	\$ 450.00
*Landscape Review	\$ 250.00 plus \$15.00 per acre

*Includes two (2) reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Determination of Use

*Filing Fee	\$ 450.00
*Planning Review	\$ 200.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Parking Study Review (Planner)	\$ 500.00
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Wetland/Woodlands Review/Natural Resource Buffer

*Filing Fee	\$ 450.00
*Planning Review	\$ 350.00
*Engineering Review.....	\$ 1,000.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Mobile Home Park Plan

*Filing Fee	\$ 450.00
*Planning Review	\$ 700.00 + \$20 per acre or fraction thereof
*Engineering Review.....	\$ 1,500.00 + \$50 per acre or fraction thereof

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

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Final Engineering Review

- *Filing Fee \$ 450.00
- *Engineering Review..... 1.75% of site improvement costs (\$1,000 minimum)

*Includes two reviews. Each additional review will be charged at 1/3 initial review fee, except filing fee which shall be \$50.00 for each additional submittal.

Engineering Escrow fee to be estimated by Township Engineers at time of final engineering approval, based upon but not limited to, the following work to be conducted by the Township Engineer: inspections and scheduling inspectors; construction engineering review; landscape inspection, including one year follow up inspection; site visits, and processing/administration of construction related documents and/or matters .

Personal Wireless Communication Technical Consultant

If requested by the Planning Commission \$ 1,000.00

Special Meeting of the Planning Commission \$ 1,500.00

If there are two or more applicants for a special meeting on the same date, the fee will be \$1,000.00 each.

Guarantee/Escrow Administration Fee (one time fee)..... \$200.00

ZONING BOARD OF APPEALS (effective 01/01/22)

Regular Meeting

- Single family residential application fee..... \$ 100.00
- Single family residential publication fee \$ 150.00
- All Other Uses application fee..... \$ 350.00
- All Other Uses publication fee..... \$ 150.00
- Re-hearing of appeal (Section 29.03 G)..... \$ 150.00
- Legal Review (If Required)..... \$ 500.00
- Planner Review Residential (If Required) \$ 250.00 for 1st variance \$175.00 each additional
- Planner Review Non-Residential (If Required) \$ 450.00 for 1st variance \$300.00 each additional

Special Requested Meeting \$ 500.00 (plus normal fees)

If there are 2 or more applicants for a special meeting on the same date, the fee will be \$350.00 each.

Ordinance 99 Application \$ 500.00 or pro-rated

- Engineering Escrow..... \$ 1,000.00
- Bond \$ 2,500.00
- Re-inspection due to non-conformance* \$ 125.00 per inspection
- Re-inspection due to non-conformance** \$ 250.00 per inspection

* site fifty (50) acres or less

** site in excess of fifty (50) acres

Open Air Business/Temporary Use Permit \$ 500.00

Escrow (drawn upon for re-inspection, calls for service, clean-up, etc.) \$ 1,000.00

Outdoor Display and Sales – Administrative Review \$ 150.00

Construction Board of Appeals \$ 500.00

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Land Divisions/Combinations

Combining Residential Lots of Record.....	\$ 150.00
All other combinations.....	\$ 200.00
1 parcel into 2, 3 or 4 new parcels	\$ 300.00
1 parcel into more than 4 new parcels	\$ 75.00 per new parcel

Boundary Adjustment Without Creating a New Parcel

Single Family Residential.....	\$ 150.00
All Other Uses	\$ 250.00

Zoning Verification Letter \$ **20.00**

Private Road Construction Plan Review

Engineering Escrow*

	\$ 1,000.00
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* One half (1/2) the original escrow fee will be charged each time a revised plan is submitted.

Request to Alter a Residential Structure

in a Non-Residential District..... \$ 150.00

Special Assessment District Creation

Initial Application	\$ 50.00 plus \$1.00 per Sidwell
Renewal of District.....	\$ 1.00 per Sidwell

Special Meeting of Township Board \$ 1,000.00

If there are 2 or more applicants for a special meeting on the same date,
the fee will be \$750.00 each.

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