

The Borough of Hightstown Planning Board

156 Bank Street, Hightstown, New Jersey 08520
609-490-5100, extension 617

<u>Application</u>	<u>Application Fee</u>	<u>Plus</u>	<u>Escrow Account</u>
SUBDIVISIONS			
(a) Minor	\$500.00		\$600.00 per lot
(b) Major (Preliminary Approval)	\$750.00		\$750.00 per lot
(c) Major (Final Approval)	\$500.00		\$400.00 per lot
Resubmission of Incomplete Application	\$500.00		None Required
(e) Concept Plan	\$400.00		\$600.00
(Escrow charges to be credited toward development application)			
(f) Modifications and/or Amendments	\$500.00		\$500.00
SITE PLANS			
(a) Preliminary Site Plan	\$750.00		\$0.10 per square foot being disturbed provided a minimum of \$750.00 shall be deposited.
(b) Final Site Plan	\$500.00		\$0.05 per square foot being disturbed provided a minimum of \$500.00 shall be deposited.
(c) Concept Plan	\$400.00		\$750.00
(Escrow charges to be credited toward development application)			
(d) Waiver of Site Plan	\$500.00		\$500.00
(e) Resubmission of Incomplete Application	\$500.00		None required
(f) Modifications and/or Amendments	\$500.00		\$500.00

VARIANCES			
(a) Appeal (40:55D-70a)			
Residential	\$250.00		\$400.00
Non-Residential	\$250.00		\$500.00
Sign	\$75.00		None required
(b) Interpretation (40:55D-70b)			
Residential	\$250.00		\$400.00
Non-Residential	\$250.00		\$500.00
© Bulk Variance (40:55D-70d)			
Residential	\$400.00		\$400.00 per variance
Non-Residential	\$500.00		\$600.00 per variance
(d) Use Variance (40:55D-70d)	\$750.00		\$2,000.00
(e) Sign Variance (40:55D-70c/d)	\$75.00		\$250.00
CONDITIONAL USE			
Residential	\$400.00		\$500.00
Non-Residential	\$500.00		\$750.00
ZONING			
Rezoning Request/Zone Changes	\$1500.00		\$2500.00

c. The application fee as set forth hereinabove is a flat fee to cover direct administrative expenses, other than professional services, and is nonrefundable. The escrow account as set forth hereinabove is established to cover the cost of professional services, including but not limited to engineering, professional planning, legal and other expenses connected with the review of the submitted materials, the related hearing process and follow-up thereto. The applicant shall execute an escrow agreement to authorize payment of said expenses. Sums not utilized in the review process shall be returned to the applicant within a reasonable period of time after the adoption of a resolution of memorialization by the Planning Board disposing of the pending land development application. If additional funds are deemed necessary, the applicant shall be notified of the required additional amount and shall add such sum to the account as required by the Planning Board. Where applicable, no development certificate of occupancy shall be issued until all escrow charges have been paid. All escrow charges which are due and owing shall become a lien upon the premises with respect to which said charges are required and shall remain so until paid. Said overdue charges shall accrue the same interest from time to time as taxes upon real estate in the Borough. The Borough shall have the same remedies for the collection thereof with interest, costs and penalties as it has by law for the collection of taxes upon real estate.

d. Where one (1) application for development includes several approval requests, the sum of the individual required fees shall be paid.

e. Each applicant for subdivision or site plan approval shall agree, in writing, to pay all reasonable

costs for professional review of the application and for inspection of the improvements. All such costs for review and inspection must be paid before any approved plat plan or deed is signed or any construction permit is issued, and all remaining costs must be paid in full before any occupancy of the premises is permitted or certificate of occupancy issued.

f. If an applicant desires a court reporter, the cost for taking testimony and transcribing it and providing a copy of the transcript to the Borough shall be at the expense of the applicant, who shall arrange for the reporter's attendance. (Ord. No. 2004-31; Ord. No. 2006-28)