

**Schedule F – Borough of Tinton Falls
Planning and Zoning Board Fee Schedule**

(Section 40-7)

APPLICATION TYPE	ADMINISTRATIVE FEE	ESCROW/PROFESSIONAL FEE
Informal Hearing/Concept Plan Review Minor Subdivision All Others	\$250 \$250	\$750 \$1,500
Appeals & Interpretations	\$300 plus any other costs incurred by Board during review process	\$1,500
Certificate of Non-Conforming Use From the Administrative Officer From the Zoning Board of Adjustment	\$50 \$250	N.F. \$350 per review required by the Borough agency of legal, engineering, planning, etc.
Capital Review	\$150	\$350 per review required by the Borough agency of legal, engineering, planning, etc.
Architectural Review Residential Non-residential	\$150 \$300	\$350 per review required by the Borough agency of legal, engineering, planning, etc.
Subdivision Minor Preliminary Final	\$500 \$500 + \$50 per lot \$250 + \$50 per lot	\$3,500 \$4,000 + \$115 per lot \$2,500 + \$75 per lot
Site Plan Minor Residential Preliminary Final Non-residential Preliminary Final	\$500 \$500 + \$50 per dwelling unit 50% of Preliminary Fee \$1,000 + \$50 per acre of disturbance + \$0.05 per SF of proposed building area 50% of Preliminary Fee	\$3,500 \$1,000 per acre of disturbance (Minimum \$5,000) N.F. \$100 per 1,000 SF of disturbance (Minimum \$5,000) N.F.
Conditional Use	\$300 plus fees as designated under site plan	\$2,000
Waiver (Submittal Requirement or Design Waiver)	N.F.	\$500
Bulk "C" Variance	\$300 for 1 + \$50 for each additional variance	\$750 for single-family residential \$1,000 for all other residential & non-residential
Use "D" Variance Single Family All other Residential & Non-residential	\$300 \$600 plus fees as designated under Site Plan	\$1,500 \$4,500
General Development Plan Initial Submission	\$500	\$100 per 1,000 SF of disturbance (Minimum \$5,000)

Administrative Change Determined to be Minor by Borough Engineer	\$150	\$350
Plan Amendment	\$250	\$100 per 1,000 SF of disturbance (Minimum \$5,000)
Timing Schedule Amendment	\$250	\$350 per review required by the Borough agency of legal, engineering, planning, etc.
Amendment of Approvals		
Administrative change, determined by Borough Engineer to be minor	\$150	\$750
Amendment of preliminary or final plat or site plan previously approved, determined to be minor by Borough Engineer or Agency	\$250	\$750 per review required by the Borough agency of legal, engineering, planning, etc.
Amendment of preliminary or final plat or site plan previously approved, determined to be substantial by Borough Engineer or Agency	Full fees as required by this section	75% of the full fees as required by this section
Application for extension of time of site plan or subdivision approval pursuant to MLUL	\$500 plus any other costs incurred by the Board during review process	\$350 per review required by the Borough agency of legal, engineering, planning, etc.
Application for signs requiring Board approval	\$150 plus any other costs incurred by the Board during review process	\$750
Tax Map Revision Fee		N.F.
Single Family Lots		Note: Tax Map Revision Fee to be submitted as a separate check.
1-2 lots	\$200	
3-10 lots	\$500	
11-25 lots	\$1,000	
26-100 lots	\$2,000	
101 lots plus	\$2,500	
Condominiums and/or Singly Family New Sheet (Up to 200 Units)	\$2,500 per sheet	
Condominiums only New Sheet (Over 200 Units)	\$3,500 per sheet	
Commercial		
Revision to Existing Sheet	\$250	
New Tax Map Sheet	\$1,500	
G.I.S. Fees		
Zoning Board Variance, non-development application	\$13 per variance	N.F.
Planning or Zoning Board,		N.F.

development application	\$56 per application plus \$13 per variance	
Publication Fee		
Single Family	\$20 per decision rendered	N. F.
All other Residential & Non-residential	\$30 per decision rendered	N. F.
Certified List of Property Owners	\$10 or \$0.25 per name, whichever is greater	N. F.
Special Meetings	\$1,750 per special meeting	N. F.
Tree Removal	\$150 (no fee with subdivision or site plan approval)	N. F.
Fire Prevention (Site Plan or Major Subdivision)	\$100	N. F.
Zoning Permit		
Residential New Home	\$125	N. F.
Grading New Home	\$125	N. F.
Revised Grading New Home	\$75	N. F.
Residential Property Addition	\$75	N. F.
Non-residential New Building Use	\$350	N. F.
Site Plan	\$500	N. F.
Non-residential Minor Addition	\$100	N. F.
Pool Grading	\$100	N. F.
CCO	\$75	N. F.
Sign (commercial)	\$50 per sign	N. F.

Adopted per Ordinance No. 2017-1422 on December 19, 2017

Please Note: Administrative Fees and Escrow Fees must be posted as two separate checks
(made payable to The Borough of Tinton Falls)