

§425-5. Fees. AMOUNTS INCLUDE 3% ESCALATOR EFFECTIVE January 1, 2026

A. The following schedule is hereby established:

(1) Resubdivision, not creating a new lot	\$309.00
(2) Minor subdivision, creating one to four new lots	\$309.00 + \$155.00/new lot
(3) Major subdivision, Preliminary Plat	\$12,360.00 plus \$258.00 per new lot
(4) Major Subdivision, Final Plat	\$1,236.00+ \$155.00/new lot
(5) Site Plan, Minor - 5,000 sq.ft. or less of proposed developed area	\$1,236.00
(6) Master Plan of Streets Amendment	\$309.00
(7) Site Plan, Major Preliminary Plan	
>5,000 to 25,000 sq.ft. of proposed developed area	\$2,060.00
>25,000 to 50,000 sq.ft. of proposed developed area	\$2,575.00
>50,000 to 100,000 sq.ft. of proposed developed area	\$4,120.00
>100,000 to 250,000 sq.ft. of proposed developed area	\$5,665.00
>250,000 to 500,000 sq.ft. of proposed developed area	\$7,725.00
>500,000 sq. ft. of proposed developed area	\$10,300.00
Planned Development	\$12,360.00 plus \$258.00 per dwelling unit
(8) Site Plan, Major Final Plan (except when Preliminary and Final are combined, then only Preliminary fee applies)	
>5,000 to 25,000 sq.ft. of proposed developed area	\$1,030.00
>25,000 to 50,000 sq.ft. of proposed developed area	\$1,288.00
>50,000 to 100,000 sq.ft. of proposed developed area	\$2,060.00
>100,000 to 250,000 sq.ft. of proposed developed area	\$2,833.00
>250,000 to 500,000 sq.ft. of proposed developed area	\$3,863.00
>500,000 sq. ft. of proposed developed area	\$5,150.00
(9) Conditional Use Permit	\$309.00
(10) Appeal pursuant to N.J.S.A.40:55D-70(a)	\$309.00
(11) Interpretation pursuant to N.J.S.A. 40:55D-70(b)	\$309.00
(12) Variance pursuant to N.J.S.A. 40:55D-70(c) (fee does not apply if part of resubdivision, minor subdivision, major subdivision or site plan application)	\$309.00
(13) Variance pursuant of N.J.S.A. 40:55D-70(d)	\$1,236.00
(14) Permit pursuant to N.J.S.A.40:55D-34 and 35	\$309.00
(15) Special meeting requested by applicant (shall be charged in addition to other fees herein stated)	\$2,060.00
(16) Certified list of property owners to be notified	\$0.25 per name or \$10.00, whichever is greater
(17) Transcript	In accordance with OPRA
Xerox copy of transcript (all other xeroxing shall be governed by the Code of the City of Vineland)	
Duplicate recording	
(18) Certificate as to approval of subdivision of land	\$52.00
(19) Zoning Permit (except zoning permit for residential swimming pool and/or residential storage shed with less than 200 square feet or less of floor area shall be 1/2 stated fee)	\$77.00

(20) Certificate of zoning compliance	\$77.00
(21) Certification of nonconforming use or structure	\$77.00
(22) Research of past ordinances and approvals (shall be charged in addition to certification of nonconforming use or structure fee)	\$77.00
(23) Determination of need for site plan approved by Engineering/Planning	\$77.00
(24) Letter concerning developability of property by Engineering/Planning	\$77.00
(25) Public Hearing (shall be charged in addition to other fees herein stated)	\$155.00
(26) Resubmission	½ original application fee
(27) Request for Extension	\$52.00
(28) Deleted by Ord. 2009-70 adopted 10-27-09	
(29) Deleted 11-13-24	
(30) Inspections	
Resubdivision, not creating a new lot (if needed)	\$155.00
Minor Subdivision, creating one to four new lots (if needed)	\$155.00
Major Subdivision	\$2,575.00 + \$155.00 per lot
Site Plan, Minor	\$258.00
Site Plan, Major (100,000 sq. ft. or less of proposed developed area)	\$1,236.00
Site Plan, Major (More than 100,000 sq. ft. of proposed developed area)	\$2,575.00
(31) Legal Review and Documentation Preparation:	
Major Subdivision, Preliminary Plat	\$955.00
Major Subdivision, Final Plat	\$955.00
Site Plan, Major Preliminary Plan	\$955.00
Site Plan, Major Final Plan	\$955.00
Appeal Pursuant to NJSA 40:55D-70(a)	\$796.00
Interpretation pursuant to NJSA 40:55D-70(b)	\$796.00
Variance pursuant to NJSA 40:55D-70(c)	\$773.00
Variance pursuant to NJSA 40:55D-70(d)	\$927.00
Redevelopment Plan Amendment	\$927.00
All other resolutions	\$773.00
(32) Association Document Review (e.g., Homeowners', Condominium, Cooperative)	\$796.00
(33) Performance and Maintenance Guarantee Review	\$160.00
(34) Deed or Easement review	\$266.00
(35) All other legal costs	\$258.00/Hour
(36) Legal Escrow	\$25,750.00

- B. (1) NOTE: In the event that the Planning Board or Zoning Board of Adjustment approves an application with conditions specified in the resolution requiring plan alterations, the revised submission shall be called a perfected plan. A perfected plan shall not be submitted to the Planning Board or Zoning Board of Adjustment, provided, however, that such plan shall not be signed by the Chairman and Secretary until all the conditions of the resolution have been met. When required, a minimum of six (6) paper copies of a perfected plan and one digital copy of a perfected plan (in a format compatible with the City Engineer's electronic drafting and GIS systems using NJ State Plane Coordinate System and NAD 83. Where survey accuracy is not utilized for the establishment of NJSPC, sub-meter coordinates shall be used and noted on the plans) shall be submitted to the Secretary, for which no review fee will be charged except for applicable legal fees and consultant escrow fees. Only one (1) perfected plan submission shall be allowed for each type of application. Additional plan alterations shall be deemed resubmissions, and appropriate fees shall be charged. A development plan which is submitted which proposes modifications to an already submitted or approved plan shall be considered a resubmission. Such a plan may only be submitted as a resubmission prior to surety being released on the project. All subsequent applications will be deemed new. A re-submission fee is also applicable to the review of documents.

- (2) NOTE: Three (3) percent per year escalator, round to nearest dollar, and an annual review. Transcript escalator governed by N.J.S.A. 2B:7-4.
- (3) NOTE: The Resolution preparation fee shall be charged and paid at the time of application submission. The Association Documents and Performance and Maintenance Guarantee Review fees shall be charged and paid at the time of document submission.
- (4) NOTE: Any Legal Escrow shall be replenished when it falls to \$5,000.00.

§425-5. Fees. [Amended 2-14-24 by Ord. 2024-07]

§425-6. Fees for appeals. [Amended 2-12-02 by Ord. 2002-2]

Deleted By Ord. 2009-70 Adopted 10-27-09

§425-7. Exemptions from fees. [Amended 3-8-1994 by Ord. No. 94-6]

The following are exempt from the payment of any application review fee charged under §300-5, Fees:

- A. Agencies of the City of Vineland government or Cumberland County government.
- B. The City of Vineland Board of Education.
- C. Single-family dwelling upon a lot, two-family dwelling upon a lot and farm – exempt from Zoning Permit fee for handicapped accessibility improvements.

[Amended 3-14-1989 by Ord. No. 89-13; 3 –8-1994 by Ord. No. 94-6; 2-12-02 by Ord. No. 2002-2; 6-15-06 by Ord. No. 2006-43; 4-11-07 by Ord. No. 2007-24, 7-31-09 by Ord. No. 2009-52, 10-27-09 by Ord. No. 2009-70].

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PAYMENT-IN-LIEU OF ON-SITE RECREATIONAL IMPROVEMENTS IN PLANNED DEVELOPMENTS OF 5 UNITS OR GREATER in accordance with Ordinance No. 2005-38 (4% per annum escalator beginning 1-1-06) **\$2,387.00 per unit**
[Amended 10-27-2009 by Ord. No. 2009-65]