

NORTHFIELD TOWNSHIP PLAN REVIEW FEE SCHEDULE (exhibit A)

ADOPTED March 14, 2017

PROJECT TYPE	NORTHFIELD TWP FEE (\$)	McKenna FEE (\$)	OHM FEE (\$)	FIXED FEES (\$)	NOTES AND FEE ADDITIONS	RESUBMITTALS
SITE PLAN (NON-RESIDENTIAL)						
NEW DEVELOPMENT CONCEPT PLAN	no charge	500***	500	1000	McKenna plus \$50/acre; OHM plus \$60/2,000 sft	1/2 of original consultant fees
NEW DEVELOPMENT SITE PLAN	750	650	800	2200	McKenna plus \$75/acre; OHM plus \$60/2,000 sft	1/2 of original consultant fees
NEW DEVELOPMENT CONSTRUCTION PLAN (DETAILED ENGINEERING)	no charge	NA	calculate	calculate	OHM % of construction cost estimate	1/2 of original consultant fees
ADDITION/EXPANSION CONCEPT PLAN	no charge	500***	800	1300	McKenna plus \$50/acre; OHM plus \$60/2,000 sft	1/2 of original consultant fees
ADDITION/EXPANSION SITE PLAN	750	650	800	2200	McKenna plus \$75/acre based on portion of site affected; OHM plus \$60/2,000 sft	1/2 of original consultant fees
ADDITION/EXPANSION CONSTRUCTION PLAN (DETAILED ENGINEERING)	no charge	NA	calculate	calculate	OHM % of construction cost estimate	1/2 of original consultant fees
SITE PLAN (RESIDENTIAL)						
NEW DEVELOPMENT CONCEPT PLAN	no charge	500***	500	1000	McKenna plus \$50/acre; OHM plus \$50/acre	1/2 of original consultant fees
NEW DEVELOPMENT SITE PLAN (If not specifically listed below)	750	600	800	2150	McKenna plus \$50/acre; OHM plus \$50/acre	1/2 of original consultant fees
SITE CONDOMINIUM DEVELOPMENT***	750	400	800	1950	McKenna plus \$5/site condo lot or unit plus fee for review of master deed, bylaws and other documents; OHM plus \$50/acre	1/2 of original consultant fees
OPEN SPACE DEVELOPMENT or CLUSTER HOUSING ***	750	650	800	2200	McKenna plus \$10/unit plus fee for review of master deed, bylaws and other documents; OHM plus \$50/acre	1/2 of original consultant fees
MULTIPLE FAMILY or ATTACHED CONDOMINIUM DEVELOPMENTS ***	750	600	800	2150	McKenna plus \$10/unit plus fee for review of master deed, bylaws and other documents; OHM plus \$50/acre	1/2 of original consultant fees
MANUFACTURED HOUSEING PARK ***	750	600	500	1850	McKenna plus \$10/manufactured home site; OHM plus \$50/acre	1/2 of original consultant fees

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NEW DEVELOPMENT CONSTRUCTION PLAN (DETAILED ENGINEERING)	no charge	NA	calculate	calculate	OHM % of construction cost estimate	1/2 of original consultant fees
ADDITION/EXPANSION CONCEPT PLAN	no charge	500***	500	1000	McKenna plus \$50/acre; OHM plus \$50/acre	1/2 of original consultant fees
ADDITION/EXPANSION SITE PLAN	750	600	800	2150	McKenna plus \$50/acre; OHM plus \$50/acre	1/2 of original consultant fees
ADDITION/EXPANSION CONSTRUCTION PLAN (DETAILED ENGINEERING)	no charge	NA	calculate	calculate	OHM % of construction cost estimate	1/2 of original consultant fees
PLANNED UNIT DEVELOPMENT						
PUD MINOR/MAJOR AMENDMENT	750	*	*	750	*TBD if required	1/2 of original consultant fees
PUD SITE PLAN	750	700	800	2250	McKenna plus \$50/acre plus applicable site plan, condominium or plat review fee; OHM plus \$50/acre	1/2 of original consultant fees
PUD CONSTRUCTION PLAN (DETAILED ENGINEERING)	no charge	NA	calculate	calculate	OHM % of construction cost estimate	1/2 of original consultant fees
DEVELOPMENT AGREEMENT	no charge	hourly if required	hourly if required	hourly if needed	plus legal review fees incurred	hourly if required
PLAT						
SKETCH PLAN (Optional)***	500	300	300	800	McKenna plus \$30/lot over 10 lots	1/2 of original consultant fees
TENTATIVE PRELIMINARY PLAT	750	700	800	2250	McKenna plus \$20/acre; OHM plus \$50/acre	1/2 of original consultant fees
FINAL PRELIMINARY PLAT	750	700	800	2250	McKenna plus \$20/lot; OHM plus \$50/acre	1/2 of original consultant fees
FINAL PLAT	750	350	600	1700	McKenna plus \$10/lot for every lot over 5; OHM plus \$10/lot	1/2 of original consultant fees

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ZONING						
ZONING COMPLIANCE PERMIT	100/Residential ; 200/Commercial	hourly ***	NA	TBD ***	McKenna Zoning Admin \$60/hr \$500 bond also required	
TRAILER AT JOBSITE	75	NA	NA	75		
REZONING	750	700	hourly if required	1450	McKenna plus \$50/acre	1/2 of original consultant fees
CONDITIONAL USE PERMIT	750	600	500	1850	McKenna plus \$25/acre ; OHM applies if use is changed	1/2 of original consultant fees
AMENDMENT TO CONDO MASTER DEED	no charge	hourly if required	hourly if required	no charge	plus legal review fees incurred	hourly if required
LAND DIVISION/ COMBINATION	250	350	hourly if required	TBD ***	McKenna plus \$50/lot resulting or included in the combination, whichever is greater; plus legal review fees incurred; includes up to 4 divisions; \$50 for each additional	hourly if required
VARIANCE - RESIDENTIAL VARIANCES (single unit - excludes subdivisions, site condo plans, apartment buildings greater then 4 units and any commercial apartment complex)	295	300 per variance	hourly if required	595	\$50 increase for any previous violation (non conforming property cited)	1/2 of original consultant fees
VARIANCE - ALL OTHERS	495	300 per variance	hourly if required	795	\$100 increase for any previous violation (non conforming property cited)	1/2 of original consultant fees
MISCELLANEOUS						
CONDOMUNIUM DOCUMENT	no charge	275	hourly if required	275	plus legal review fees incurred	hourly if required
DEVELOPMENT AGREEMENT	no charge	hourly if required	hourly if required	no charge	plus legal review fees incurred	hourly if required
WETLANDS REVIEW	no charge	400***	400	800	McKenna plus \$25/acre; OHM plus \$25/acre	1/2 of original consultant fees
LANDSCAPE REVIEW - Plan not included on or with a site plan ***	no charge	300	N/A	300	McKenna plus \$30/acre	

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PRIVATE ROAD	500	485	800	1785	McKenna plus \$5/abutting lot; OHM plus \$50/parcel	1/2 of original consultant fees
SOIL FILL	no charge	100	400	500		
ALLEY or ROW VACATION***	500	400	500	900	McKenna plus \$25 / abutting lot	1/2 of original consultant fees
MEETING WITH CONSULTANT (1st hour)	no charge	300***	300	TBD ***	McKenna hourly after 1st hour	same as original consultant fees
SPECIAL BOARD MEETING	1000	hourly if required	hourly if required	1000		same as original consultant fees
PRE-APPLICATION MEETING	no charge	hourly	300	250		same as original consultant fees
CONSTRUCTION PLAN (DETAILED ENGINEERING) REVIEW CALCULATION						
Estimated Construction Cost		Review Fee %				
Up to \$500,000		2.0% (min. fee \$1,000)				
\$500,001 - \$1,000,000		1.50%				
\$1,000,001 - \$2,000,000		0.75%				

*Review fee % is calculated from the approved design engineer's opinion of probable construction cost for all site improvements not including building structures.

**If a second public hearing must be scheduled due to petitioner's failure to post required signage or provide information as required, an additional fee of \$1000.00 to offset the Township's additional cost of public notices and affidavits of notice shall be paid by the petitioner prior to the Township scheduling a public hearing.

***Suggested fee not currently in Township schedule