

**BOROUGH OF DEAL**  
**COUNTY OF MONMOUTH, STATE OF NEW JERSEY**  
**ORDINANCE 2025-1**  
**(TBD-Second Reading/Adoption: 2/7/2025)**  
**AN ORDINANCE AMENDING ORDINANCE 1296 - CHAPTER 30, DEVELOPMENT REGULATIONS**  
**ARTICLE XI: FEES, GUARANTIES AND INSPECTIONS**

**30-94 Fees**

The developer shall, at the time of filing a submission, pay the following Escrow fee to the Borough by check or bank money order. Proposals involving more than one use shall pay a fee equaling the sum of the fees for the component elements of the application.

**30-94.1 Subdivision**

(1972 Code 18-9a)

- a. Informal Plat: \$1,000 per lot for the first three lots, plus \$100 per lot for each lot in excess of three.
- b. Preliminary Plat: \$3,000.
- c. Final Plat: \$1,500.
- d. Performance guarantees, inspection fees, and maintenance guarantees shall be in addition to these filing fees and shall be as outlined in 30-95, Guarantees and Inspections. Inspection fees shall be paid prior to beginning construction.

**30-94.2 Site Plan**

(1972 Code 18-9b; Ord No 1086-2014)

- a. Informal Plat: One half the preliminary site plan fee.
- b. Preliminary Site Plan
  - 1. Residential: \$3,000.
  - 2. Commercial/Industrial: Preliminary site plan fee for any application is \$100.
- (Ord. No. 1086-2014)
- c. Final Site Plan: \$1,500.
- d. Performance guarantees, inspection fees, and maintenance guarantees shall be in addition to these filing fees and shall be as outlined in 30-95, Guarantees and Inspections. Inspection fees shall be paid prior to beginning construction.

**30-94.3 Variance and Other Appeals**

(1972 Code 18-9c)

- a. Hear and Decide Appeals: \$1,500.
- b. Conditional Uses: \$2,500.
- c. Interpretation of the Zoning Map: \$500.
- d. Hardship Variance: \$1,500.
- e. Use Variance:
  - 1. Residential: \$1,500.
  - 2. Other Uses: \$1,500.
  - 3. Minimum: \$1,500.
- f. Building Permit for Lot Not Related to a Street: \$75
- g. Extension Request of Previous Approval: \$500.

**30-94.4 Appeal to the Board of Commissioners**

(1972 Code 18-9d)

Any appeal to the Board of Commissioners shall be accompanied by a fee of \$1,000, together with four copies of the transcript(s) of the hearing(s) before the Planning Board (Land Use Board).

**30-94.5 Amendment of Final Plat Plan**

(1972 Code 18-9e)

Any applicant seeking to amend a final plat or plan shall pay a fee of \$750. If the approving authority determines that the proposed amendment will result in a substantial change of the final plat or plan, the application shall be treated as a new application and processed accordingly, subject to the payment of the full fee pursuant to subsections 30-94.1 through 30-94.3 above.

**30-94.6 Appearance Fee for Approving Authority's Court Reporter (Stenographer)**

(1972 Code 18-9f Ord. No. 1086-2014: Ord No. 1144-2017.2)

In addition to the fees set forth above, each applicant shall pay a fee of \$300 for the appearance of the approving authority's court reporter at the applicant's hearing.

**30-94.7 Application Fee**

Each applicant wishing to appear before the Planning Board shall remit a non-refundable application fee of \$1,000.