



TOWNSHIP OF MILLBURN
375 MILLBURN AVENUE, MILLBURN, NEW JERSEY 07041

RESIDENTIAL DEVELOPMENT FEE

*Pursuant to Township of Millburn Ordinance 2600-22, Effective May 17, 2022
(see 22-4-b-i thru vi. for exemptions detailed on back)*

PROJECT INFORMATION (To be completed by the Owner/Applicant):

Owner: _____ Phone #: _____

Owner's Address: _____

Work Site Address: _____

Block/Lot/Qual: _____ Email: _____

Estimate of Development Cost: \$ _____

Planning Board Application #: _____ Zoning Board of Adjustment #: _____

Has this project been granted a density variance? _____ **

Building Permit #(s): _____

Signature: _____ Date: _____
Owner/Applicant

DEVELOPMENT FEE SCHEDULE (To be completed by Township Officials):

(E) Estimate [Payable upon issuance of Building Permit(s) = 50% of estimated fee due]

Estimated Equalized Assessed Value of the Improved Structure (or increase equalized assessed value if existing structure undergoes a change in use or addition):

\$ _____ x .015 (or .060)** = \$ _____ x .50 = \$

After review by the Tax Assessor it was determined that the estimated equalized assessed value will be less than a 50% increase and therefore no fee is required (exemption "b-v" on back)

_____ \$ _____
Tax Assessor Date Payment Amount Received date Received by

****ONLY UTILIZE THE 6.0% FEE WHEN A DENSITY VARIANCE HAS BEEN GRANTED****

DEVELOPMENT FEE SCHEDULE [CONT] (To be completed by Township Officials):

(F) Final (Payable prior to issuance of Certificate of Occupancy)				
Final Equalized Assessed Value of the Improved Structure (for purposes of development fee only):				
\$ _____	x .015 (or .060)** =	_____	\$	
Less Prior Payments in (E) on front \$				\$ _____
Final Amount due \$				\$ _____
_____	_____	\$ _____	_____	_____
Tax Assessor	Date	Payment Amount	Received date	Received by
<i>**ONLY UTILIZE THE 6.0% FEE WHEN A DENSITY VARIANCE HAS BEEN GRANTED**</i>				

EXEMPTIONS (taken from Ordinance 2600-22):

b. Eligible extractions, including extractions for residential developments.

i. Affordable housing developments and/or developments where the developer has made a payment in lieu of on-site construction of affordable units, if permitted by ordinance or by agreement with the Township of Millburn, shall be exempt from the payment of development fees.

ii. Developments that have received preliminary or final site plan approval prior to the adoption of the Township’s initial development fee ordinance shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.

iii. Owner-occupied residential structures demolished and replaced as a result of a fire, flood, or natural disaster shall be exempt from paying a development fee.

iv. Development fees shall be imposed and collected when there is an addition to an existing structure (except as provided in subsection v) or when an existing structure undergoes a change to a more intense use or is demolished and replaced. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

v. No fee shall be charged pursuant to this section for any addition or improvement to an existing residential structure, so long as such addition or improvement does not increase the equalized assessed value of the existing structure, as of the date thereof, by more than fifty percent (50%).

vi. Not-for-profit developers shall be exempt.