

ORDINANCE #2177b

ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 21 – THE COMPREHENSIVE LAND
DEVELOPMENT ORDINANCE OF THE
TOWNSHIP OF OCEAN

BE IT ORDAINED by the Township Council of the Township of Ocean, County of Monmouth, State of New Jersey as follows:

Section 21-9 shall be amended to read:

21-9 Fees.

The Municipal Agency shall charge fees as set forth hereinafter which shall be non-refundable and which shall be for the purpose of offsetting in-house administrative, clerical, and technical costs, exclusive of expenses for professional consultants, such as legal, planning, engineering, and other professional fees, costs, and expenses. Such professional fees shall be designated as escrow fees and as referred to hereinafter.

The Township shall furnish a copy of the fee schedule upon request.

a. Site plans.

	<u>Preliminary</u>	
<u>Acres</u>		<u>Per Acre</u>
0-2	\$ 1,000.00	
2-10	\$1,800 plus	\$500.00
10-25	5,000 plus	300.00
25-100	8,000 plus	200.00
100 & up	\$15,500 plus	100.00
	 <u>Final</u>	
<u>Acres</u>		<u>Per Acre</u>
0-2	\$ 500.00	
2-10	\$ 700 plus	\$200.00
10-25	1,700 plus	100.00
25-100	2,800 plus	75.00
100 & up	\$6,600 plus	50.00
Amended Site Plan		\$850.00
Minor Site Plan		\$1,000.00
Minor Site Plan Subcommittee Review If required by the Planning Administrator: (Amended Nov. 20, 1995 – Ordinance 1716)		\$500.00
Extension of Site Plan Approval Pursuant to N.J.S. 40:55D-52		\$500.00
Trash and Recyclables Materials Storage Area (Amended March 19, 1997 – Ordinance 1770)		\$150.00
Flag Pole Plan (Amended October 24, 2001 – Ordinance 1901)		\$150.00

Administrative Approvals for façade changes (Section 21-6, Site Plan Minor) and roof structures (Section 21-20.18)	\$150.00
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WAIVER:

The site plan fee may be waived by the Township Council by resolution upon application by non-profit corporations devoted to recreational purposes under Title 15 of the Revised General Statutes of New Jersey and applications by the Fire Districts and Sewerage Authority within the Township of Ocean.

b. Subdivisions

Classification	(Required on all Subdivisions)	\$100.00
Amended Subdivision		\$850.00
Minor(2 to 4 lots)	\$500 plus	\$100 per lot
Major Preliminary	\$350 plus	\$100 per lot
Final	\$150 plus	\$50.00 per lot

c. Variances (Amended June 2, 1999 – Ordinance 1831)

40:55D-68	(Certification of Use)	\$500.00
40:55D-70a	(Appeals)	500.00
40:55D-70b	(Interpretations)	500.00
40:55D-20c	(Hardship)	
	Single Family Residential	200.00
	All others	500.00
40:55D-70d	(Use)	
	Single family residential, per unit	275.00
	Multi-family residential / Townhouse, per unit	200.00
	Commercial and Industrial	1,500.00

d. Conditional Uses 500.00

e. Official Map Appeals 300.00

f. Appeals to Governing Body 300.00

g. Certified List of Property Owners \$10.00

h. Whenever an application for development shall include more than one request or action, the total accumulated fees of each separate action shall be charged.

i. **Professional Review Fees:** The Municipal Agency may require the payment of fees into an escrow account for the purpose of reimbursing the Township for direct fees, costs, charges, and expenses of professional consultants retained by or on behalf of the Township, its Boards, or agencies and employees and staff of the Township, its boards ore agencies in reviewing and testifying and/or assisting the Township in the processing of applications pursuant to the ordinances of the Township and/or assisting the Township in the evaluation, planning, and proper design of municipal services and facilities in order to meet the needs of the proposed project. Such escrow account will be based upon the following schedules:

Site Plans:

Major (Preliminary and/or Final)

Total Initial Escrow Fee

ACRE	0-2	\$ 2,500.00
	2-10	4,000.00
	10-25	6,000.00
	25-100	10,000.00
	100 & up	\$15,000.00
	Minor Site Plan	\$2,000.00
	Minor Site Plan Subcommittee Review if required by the Planning Administrator (Amended Nov 20, 1995 – Ordinance 1716)	500.00
	Amended Site Plan	1,500.00
	Extension of Site Plan Approval (Pursuant to N.J.S. 40:55D-52)	1,000.00

Subdivision:

	Amended Subdivision	\$1,500.00
	Minor (2 to 4 lots)	\$2,500.00
	Major (5 to 12 lots)	3,000.00
	(13 to 24 lots)	4,000.00
	(25 to 50 lots)	5,000.00
	(51 and up)	10,000.00
40:55D-67	(Conditional Use)	1,000.00
40:55D-68	(Certification of Use)	1,000.00
40:55D-70a	(Appeals):	1,000.00
40:55D-70b	(Interpretations):	1,000.00
40:55d-70c	(Bulk Variance) Non-residential	1,000.00
40:55d-70d	(Use Variance):	2,000.00

No professional reviews will be undertaken until the escrow has been established. If, in the judgment of the Planning Board or Board of Adjustment, additional funds are required after 75% of the original escrow account has been exhausted, these monies shall be paid to the appropriate account or accounts.

- j. The fee for inspection for improvements for site plans, subdivisions, and single lot residential development shall be calculated at the rate of 5% of the cost of improvements or \$500.00, whichever is greater.

For those developments for which the fees are \$10,000.00 or greater, fees may, at the option of the developer, be paid in four installments. The initial amount deposited by a developer shall be 25% of the fees. When the balance on deposit drops to 10% of the fee because the amount deposited by the developer has been reduced by the amount paid to the municipal engineer for inspection, the developer shall make additional deposits of 25% of the fees. The municipal engineer shall not perform any inspections if sufficient funds to pay for those inspections are not on deposit. (Amended December 4, 1996 – Ordinance 1754)

- k. Special Meetings for the Planning Board or Board of Adjustment

If the Board of Adjustment or Planning Board is requested to, and decided to hear an application at one or more special meetings, the applicant(s) shall pay an additional two thousand five hundred (\$2,500.00) dollars for each special meeting at which the matter is heard. (Amended January 10, 2001 – Ordinance 1873)

I. Conceptual Review

At the request of a developer, the Planning Board shall grant an informal review of a concept plan for development for which the developer intends to prepare and submit an application for development. The fees for such an informal review are:

Application Fee - \$150.00

Escrow for Professional Review - \$250.00

The amount of any fees for such an informal review shall be a credit toward fees for review of the application for development if applied for within 180 days of such an informal review.

m. Legal Reviews by Township Attorney.

Guarantee Review	(per review)
Review of performance guarantee by Township Attorney	\$150.00
Review of maintenance guarantee by Township Attorney	\$150.00
Guarantee Review:	(per review)
Preparation of developer's agreements by Township Attorney (Amended December 2, 1992 – Ordinance 1610)	\$500.00
Preparation of extension to developer's agreement	\$150.00
Miscellaneous reviews: Master Deed, Certificate of Incorporation, Bylaws, Unit Deeds, etc.	\$150.00

n. Site Plan Charges Computation

In cases where only a portion of a parcel or site are to be involved in the proposed site plan, the site area charge shall be based upon an area extending 20 feet outside the limits of all construction, including grading and landscaping as well as all other areas of the site the Township Engineer believes are reasonably affected by the development application. The 20 feet around the disturbed area shall not extend beyond the property lines. The Township may still require reasonable improvements and upgrading to the portions of the site not within the disturbed or affected areas.

o. Reviews and Inspections by the Township Engineer

1. Grading Plans

Pools/Tennis Courts	\$250.00	for the original submittal and site visit.
	\$ 75.00	for each re-submittal or re-inspection.
	\$250.00	for the final as-built submittal and site visit.
	\$ 75.00	for each final as-built re-submittal or re-inspection.

Single lot, residential -

	\$300.00	For the original submittal and site visit.
	\$ 75.00	for each re-submittal or re-inspection.
	\$300.00	for the final as-built submittal and site visit.
	\$ 75.00	for each final as-built re-submittal or re-inspection.

2. Miscellaneous Inspections

	\$150.00	Driveways with new curb cuts or aprons
	\$150.00	Curb Installation
	\$150.00	Sidewalk Installation in Right of Way
	\$75.00	for each re-inspection

p. Zoning Permits: Zoning permits shall be required for the following items:

Fences:	\$ 35.00
Sheds under 101 square feet:	\$ 50.00
Driveways, patios & pads:	\$ 35.00

q. Zoning Letters:

Residentially zoned property:	\$ 75.00
All others:	\$125.00

All other ordinances or parts of ordinances inconsistent thereof are hereby repealed to the extent of such inconsistencies.

If any section, paragraph, subparagraph, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subparagraph, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

This ordinance shall take effect following the final adoption and publication pursuant to the law subject to the filing of a copy of same with the Monmouth County Planning Board.

Record of Vote	Deputy Mayor Siciliano	Councilman Evans	Councilman Garofalo	Councilwoman Schepiga	Mayor Larkin
Motion To Approve					
Motion to Second					
Approved					
Opposed					
Not Voting/Recuse					
Absent/Excused					

CERTIFICATION

*I hereby certify that this is a true copy of a Ordinance adopted by the Township of Ocean Governing Body at their meeting held on **December 5, 2011**.*

 Vincent Buttiglieri, RMC/CMC/MMC
 Township Clerk