

RESOLUTION

WHEREAS, the Township of Ocean wishes to incentivize businesses to renovate their existing vacant commercial structures; and

WHEREAS, these renovations are designed to facilitate the occupancy of the vacant commercial establishments and therefore assist the owner of finding a suitable tenant; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council in the Township of Ocean, County of Monmouth, that in an effort to assist property owners of commercial structures by promoting renovation of existing vacant commercial structures, the following will be effective until December 31, 2016:

- A. No person shall be charged a Township construction fee or enforcing agency fee for any construction, alteration and improvement designed and undertaken solely to renovate a previously occupied and currently vacant commercial structure or currently vacant unit within an existing commercial structure for the purpose of obtaining a certificate of occupancy. The waiver of fees shall not include Uniform Commercial Code Surcharge Fees as applicable.
- B. For the purpose of this section, the structure or unit within the structure which is being renovated shall be required to be vacant for six (6) months prior to the permit application in order to be eligible for the waiver of fees. The applicant shall be required to establish that the structure, or the unit within the structure, has been vacant. A waiver shall be limited to a renovation or alteration of unit of less than 5,000 square feet. For purposes of calculating square footage, a vacant unit of 5,000 square feet or less shall qualify for the waiver of fees if the unit existing prior to and after the renovations is equal to or less than 5,000 square feet, regardless of the total size of the structure. Units which exceed 5,000 square feet prior to or after renovation shall not qualify for the waiver of fees.
- C. For the purpose of this section, no waiver of fee shall be provided to any commercial structure or unit within a structure if the commercial property has outstanding property taxes or outstanding property maintenance violations.
- D. This section shall expire on December 31, 2016, unless extended by the Township Council of the Township of Ocean.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the following:

- 1. Director of Community Development
- 2. Township Attorney

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

CERTIFICATION

*I hereby certify that this is a true copy of a resolution passed by the Township of Ocean Governing Body at their meeting held on **June 9, 2016**.*

 Vincent Buttiglieri, RMC/CMC/MMC
 Township Clerk