ORDINANCE #2019-11
AN ORDINANCE REVISING THE BOROUGH CODE OF THE
BOROUGH OF ALLENHURST, CHAPTER XXVI
ENTITLED "DEVELOPMENT REGULATIONS."
Offered By: Comm. McLoughlin   Seconded By: Mayor McLaughlin

WHEREAS, the Borough Council of the Borough of Allenhurst has determined that it is in the best interests of the community to revise certain portions of its existing Borough Code concerning the Development Regulations for the benefit of the needs of the community;

NOW THEREFORE, BE IT ORDAINED by the Borough of Allenhurst, County of Monmouth, State of New Jersey, that the Borough Code of the Borough of Allenhurst be and is hereby amended and supplemented as follows:

I.   Chapter XXVI be and is hereby revised to delete the existing subsection "26-5.6" entitled "Certificate of Occupancy" and replace it with the following:

26-5.6   Certificate of Occupancy.

No person shall occupy or use or permit the occupancy or use of any building or premises or part hereafter created, erected, changed, converted or enlarged, wholly or partly, until a certificate of occupancy shall have been issued by either the Construction Official or Code Enforcement Officer. Such certificate shall show that the building or premises and the proposed use are in conformity with the provisions of this chapter. It shall be the duty of the Construction Official and/or the Code Enforcement Officer to issue a certificate of occupancy within the time prescribed by applicable State statute.

II.   Chapter XXVI be and is hereby revised to delete the existing subsection "26-8.1(a)" entitled "Fees" and replace it with the following:

26-8.1   Fees.

a.   Every application for site plan review, subdivision reviews, requests for variance relief or Certificates of Appropriateness shall be accompanied by the appropriate fee in accordance with the schedule set forth in 26-8.1(c) herein. The Application fees charged are to cover the costs associated with the administrative and clerical processing of the application and are not refundable.

III.   Chapter XXVI be and is hereby revised to delete the existing subsection "26-8.1(c)" entitled "Application and Escrow Fee Schedule" and replace it with the following:

26-8.1(c)   Application and Escrow Fee Schedule.

	Type of Application	Application Fee	Escrow Amount
Subdivisions			
1.	Sketch Plat	$150.00	$500.00
2.	Preliminary Plat	$300.00 + $100.00 per lot	$3000.00 + $100.00 per lot
3.	Final Plat	$100.00	$1500.00 + $100.00 per lot
Site Plans			
1.	Preliminary	$500.00	$3000.00
2.	Final	$300.00	$500.00
Variance Relief			

1.	Special Question or Interpretation	$300.00	$500.00
2.	Hardship	$300.00	$1000.00
3.	Use	$500.00	$1000.00
4.	Signs Only	$150.00	$300.00
Certificate of Appropriateness			
1.	Application	$500.00	$1000.00
2.	Application for new construction	$1000.00	$4000.00
Additional Fees			
1.	Construction permit in bed of mapped street or drainage right- of-way or lacking street frontage	$300.00	$500.00
2.	Special meeting Costs	$1500.00	$1000.00
3.	Official Map Appeals	$200.00	$500.00
4.	Determination of percentage of impervious surface	$100.00	No Escrow
5.	Zoning Determination	$100.00	No Escrow
6.	Zoning Determination and Determination of Impervious surface	$150.00	No Escrow

And, it is further

ORDAINED that except as herein above provided, the remainder of Chapter XXVI entitled "Development Regulations" shall remain unaltered and in full force and effect; and it is further

ORDAINED that the provisions of these ordinances are declared to be severable, and if any section, subsection, sentence, clause or phrase hereof shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, clauses and phrases of these ordinances shall stand notwithstanding the invalidity of any part; and it is further

ORDAINED, That this Ordinance shall take effect after publication and adoption according to law.

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

APPROVED: October 22, 2019

ADOPTED: December 10, 2019