

ORDINANCE 2020-37

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XL, DEVELOPMENT REGULATIONS, SECTION 40-3.14 FEES, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Borough of Belmar wished to amend certain sections of the ordinance relating to escrow fees for development applications;

NOW, THEREFORE, BE IT ORDAINED by the Borough of Belmar, County of Monmouth, New Jersey, that Chapter XL, Development Regulations, of the Borough of Belmar Revised General Ordinances is hereby amended and supplemented as follows:

Section I. Chapter XL, Development Regulations, is hereby amended and supplemented as follows:

40-3.14 Fees.

The developer shall, at the time of filing an application, pay a nonrefundable fee to the Borough of Belmar by cash, certified check, or bank draft in accordance with the current fee schedule adopted by the Borough Council on file in the Borough Clerk's office. The fee to be paid shall be the sum of the application fees for the component elements of the plat or plan plus the refundable application escrow fee. Proposals requiring a combination of approvals such as subdivision, site plan, and/or variance, shall pay a fee equal to the sum of the fee for each element.

h. Informal Concept Review.....\$500.00

q. *Refundable Application Escrow Fees.* The fees required by this subsection shall be for the purpose of reimbursing the Borough for direct fees, costs, charges and expenses made by the professional consultants retained by or on behalf of the Borough and/or its boards, commissions or agencies in reviewing, testifying and/or assisting the Borough in the evaluation, planning and proper design of municipal services and facilities necessary to accommodate the present or anticipated needs of a proposed development. All escrow funds must be paid by the date of hearing and as provided herein.

7. Development applications involving residential and nonresidential construction will be subject to all escrow determined by adding the residential and nonresidential components shown below:

<i>Residential Subdivision</i>	<i>Escrow</i>
0-8 Units or Lots	\$2000.00
9 or more Units or Lots, 0-8 fee plus	\$200.00 per Unit or Lot
Minor Site Plan	\$1600
Major Site Plan	\$6000
Bulk Variance/Use	\$ 750.00
Variance/Conditional Use, flat fee, to encompass all such variances requested	

Commercial Development

NOTE: Use the greater of the escrow amounts determined by calculating both floor area and parking space amounts from the tables below. Select only one escrow amount, that being the higher of the two tables.

<i>Based on Gross Floor Area</i>	<i>Escrow</i>
0-1,000 S.F., GFA	\$900.00

Additions are indicated by underline; and, deletions by ~~strikeout~~.

1,001–10,000 S.F., GFA	\$1800.00
10,000–50,000 S.F., GFA	\$6000.00
50,001–100,000 S.F., GFA	\$8000.00
100,000 + S.F., GFA	\$10,000.00
<i>Based on Parking Spaces</i>	<i>Escrow</i>
0–5 spaces	\$900.00
6–25 spaces	\$5000.00
26–100 spaces	10,000.00
101–500 spaces	15,000.00
501 + spaces	20,000.00

Informal Concept Review \$2,500.00

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

SECTION III. All Ordinances or parts of ordinances inconsistent with or in conflict with the ordinance are hereby repealed to the extent of such inconsistency.

SECTION IV. This Ordinance shall take effect 20 days after final passage, adoption and publication according to law.