

ORDINANCE #3-18

ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, AMENDING CHAPTER XII, BUILDING AND HOUSING, TO ESTABLISH A TECHNICAL REVIEW COMMITTEE

WHEREAS, the Borough of Keyport (the "**Borough**") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, pursuant to the Revised General Ordinances of the Borough of Keyport (the "**Code**"), the Mayor and Council of the Borough of Keyport (the "**Borough Council**") certain standards for building and construction in the Borough; and

WHEREAS, in an effort to streamline the review of all applications for development presented to the Borough Unified Planning Board, the Mayor and Borough Council seek to establish a Technical Review Committee to review all major applications for development, as well as minor/major site plans and minor/major subdivisions, which may include conditional use applications (additions are underlined and deletions are in [brackets]); and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Keyport as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Chapter XXV, Land Use Regulations, of the Borough Code shall be amended to include a new Section 25-3.30, as follows:

... [NOTE to Codifier. Existing text not appearing herein has been deleted solely for brevity. NO CHANGE] ...

25:3-30 Technical Review Committee.

- a. Purpose. A Technical Review Committee shall be established to facilitate the review process for potential applicants and to assist the Unified Planning Board in their review of all applications for development or other requests presented to the board.
- b. Membership. The Committee shall be comprised of the Zoning Officer, Construction Official, Fire Official, Planning Consultant, Borough Engineer, Planning Board Attorney, Planning Board Secretary, Technical Assistant to the Construction Official, the Borough Administrator, and other such officials as may be appropriate depending on the nature of the proposed application.
- c. Responsibilities. The Committee shall have the following responsibilities:
 1. To meet with developers to provide technical and design comments on approved projects prior to construction.
 2. To determine compliance with the technical standards set forth in this chapter.
 3. To make recommendations on the design and technical element of any application.
 4. To recommend to the Board and the applicant whether an Environmental Impact Statement or Financial Impact Statement should be required.
 5. To provide such assistance to the applicant as may be needed to facilitate the efficient use of the land use approval process.
- d. Application. Participation in the Technical Review Process is voluntary. Applicants who are interested in participating shall file an application on forms supplied by the construction office and pay a fee of \$1,000 to cover costs associated with the borough professionals and staff review.

Section 3. All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed.

Section 4. Each section, subsection, sentence, clause and phrase of this ordinance is declared to be an independent section, subsection, sentence, clause and phrase and the finding or holding of any such portion of this ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this ordinance.

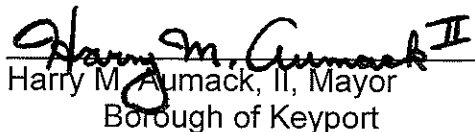
Section 5. The Borough Clerk is hereby directed, upon adoption of the ordinance after public hearing thereon, to publish notice of the passage thereof.

Section 6. This ordinance shall be in full force and effect from and after its adoption and publication as required by law.

Introduced: January 16, 2018
Public Hearing: February 6, 2018
Adopted: February 6, 2018



Valerie T. Heilweil, RMC, CMR
Borough Clerk
Borough of Keyport



Harry M. Aumack, II, Mayor
Borough of Keyport