

**AN ORDINANCE AMENDING CHAPTER XXII OF THE CODE  
OF THE BOROUGH OF RUMSON (THE DEVELOPMENT  
REGULATIONS OF THE BOROUGH OF RUMSON) TO AMEND  
CERTAIN ADMINISTRATION PROVISIONS.**

BE IT ORDAINED by the Borough Council of the Borough of Rumson, County of Monmouth, and State of New Jersey that Chapter XXII, Development Regulations, of the Code of the Borough of Rumson is hereby amended or supplemented as follows:

**PURPOSE**

The purpose of this ordinance is to amend or add certain general zoning provisions to establish development fees in accordance with the Fair Housing Act of 1985 as per Council on Affordable Housing (COAH) requirements.

*Chapter XXII, Development Regulations, of the Code of the Borough of Rumson is hereby amended or supplemented as follows (new text is underlined and text to be deleted is ~~struck through~~):*

**SECTION 1**

*Chapter XXII Development Regulations, Section 3 (Administration), Subsection 22-3.14 (Fees) shall be amended, as follows:*

22-3 ADMINISTRATION.

22-3.1 Planning Board. through 22-3.13 Copy to be Filed with County Planning Board.

No Change.

22-3.14 Fees.

*a. Application for Development Permit through x. Inspection, Testing and Engineering Administration Fees.*

No Change.

*y. Affordable Housing Development Fees.*

1. and 2. No Change.

3. Eligible Exaction, Ineligible Exaction and Exemptions.

(a) through (c) No Change.

(d) The expansion, full or partial demolition and reconstruction, improvement, and/or alteration of any dwelling unit which results in less than a twenty-five percent (25%) increase in floor area shall be exempt. The expansion, full or partial demolition and reconstruction, improvement, and/or alteration of any dwelling unit which results in greater than a twenty-five percent (25%) increase in floor area shall pay a development fee of one (1) percent of the increase in equalized assessed value of the property.

(e) No Change.

4. through 8. No Change.

*z. and aa.* No Change.

**SECTION 2**

If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

### **SECTION 3**

The Borough Clerk is hereby directed, upon adoption of the Ordinance after public hearing thereon, to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S. 40:49-2.1.

### **SECTION 4**

This Ordinance shall take effect immediately upon final passage and publication according to law and filing with the Monmouth County Planning Board.

Introduced: May 12, 2009.

Passed and Approved: May 26, 2009.

I hereby approve of the  
passing of this ordinance.

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John E. Ekdahl  
Mayor

Attest:

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Thomas S. Rogers  
Municipal Clerk/Administrator