

**CITY OF SEA ISLE CITY
NEW JERSEY**

ORDINANCE NO. 1735 (2026)

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, CHAPTER 28 ENTITLED “PLANNING AND ZONING FEES” TO UPDATE ESCROW FEES IN THE FEE SCHEDULE

WHEREAS, from time to time, periodic revisions are made to the Revised General Ordinances as deemed appropriate; and

WHEREAS, the Municipal Land Use Law (hereinafter “MLUL”), N.J.S.A. 40:55D-1 et seq., authorizes payment by the City to professionals for services rendered regarding the review of applications for development, review and preparation of documents, inspection of improvements, or other purposes proscribed under the provisions of the MLUL; and

WHEREAS, the MLUL, pursuant to N.J.S.A. 40:55D-53.2, permits the City to require every developer at the time of application to deposit a fee in escrow toward anticipated City expenses for these professional services; and

WHEREAS, the City of Sea Isle City Planning Board and Zoning Board of Adjustment are authorized to hear and decide applications for development including subdivision, site plans, and variances; and

WHEREAS, the escrow fees are intended to ensure the costs of professional services rendered related to the review of applications for development, or other applicable purposes under the provisions of the MLUL, are not borne by the City; and

WHEREAS, the existing initial deposit required pursuant to the escrow fee in the planning and zoning fee schedule no longer accurately reflects the actual and reasonable costs of the professional services rendered for review of an application for development, review and preparation of documents, or other proscribed purposes under the provisions of the MLUL; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Sea Isle City, County of Cape May and State of New Jersey as follows:

SECTION I. Chapter 28 Section 1.1 of the Revised General Ordinances of the City of Sea Isle City, entitled “Fee Schedule” is hereby amended as follows:

28-1.1. Fee Schedule.

Element		Application Fee	Escrow Fee
a.	Each informal review	\$100	\$3,000
b.	Subdivision		
	1. Preliminary plat (Major subdivision)	\$500	\$600 per lot
	2. Final plat (Major subdivision)	\$450	\$3,500
	3. Minor subdivision (No more than 3 lots)	\$350	\$3,500
c.	Site plans		
	1. Preliminary	\$500	\$3,500
	2. Final plan	\$750	\$3,500
	3. Minor site plan	\$250	\$2,500
d.	Variances		
	1. Appeals (40:55D-70a)	\$350	\$1,500
	2. Interpretation (40:55D-70b)	\$350	\$2,500
	3. Hardship (40:55D-70c)	\$500	\$3,500
	4. Variance Pursuant to N.J.S.A. 40:55D-70d (Includes Floor Area Ratio)	\$200	\$3,500
	5. Permit (40:55D-34 & 35)	\$200	\$1,000
	6. Appeals (City ordinances)	\$250	\$1,500
e.	Any special meeting at the request of applicant	\$400	\$1,200

SECTION II. Severability. If for any reason any section of this Ordinance shall be declared illegal by any Court of competent jurisdiction, the remaining section of the Ordinance shall remain in full force and effect, notwithstanding.

SECTION III. Repealer. Any Ordinance or provision thereof inconsistent with this Ordinance is hereby repealed to the extent of such inconsistency.

SECTION IV. Publication. This Ordinance shall take effect immediately upon the adoption and publication in accordance with the law.

Mary Tighe, Council President

Mayor Leonard C. Desiderio

I HEREBY CERTIFY THAT the foregoing ordinance was duly passed by the City Council of the City of Sea Isle City, New Jersey on first reading at the regular meeting of said Council held on the 24th day of March, 2026 and will be taken up for second reading, public hearing and final passage at the regular meeting of said Council held on the 28th day of April, 2026, in City Hall, 3rd Floor Council Chambers, 233 JFK Blvd., Sea Isle City, New Jersey at 10:00 a.m.

Shannon D. Romano, Municipal Clerk