

CLEARY | GIACOBBE | ALFIERI | JACOBS LLC

SALVATORE ALFIERI, Partner
salfieri@cgalaw.com

Reply to: Matawan Office

August 25, 2023

Via FedEx

Keyport Unified Planning Board
Attn: Denise Nellis, Administrative Secretary
70 West Front Street
Keyport, NJ 07735

Re: Applicant: Keyport Yacht Club, Inc.
Application: Minor Site Plan for Additional Parking Area
Property: Block 94, Lots 17, 17.01, 18, 19, 20, 20.01, 21, 23, & 25.01
93 First Street

Dear Ms. Nellis,

By way of introduction, this office represents Keyport Yacht Club, Inc., Applicant and Owner, with regard to the above captioned matter. The Applicant seeks minor site plan approval for the proposed parking area located on Lot 18. As part of my client's application, I have enclosed the following for the Board's review:

1. 20 copies of the Development Application;
2. 20 copies of the Minor Site Plan;
3. Two (2) checks made payable to Keyport for the application and escrow fees.

Please place this matter on the next available agenda. Please mark your records to reflect representation and forward to this office any and all correspondence, professional reports, reviews, etc. as it relates to my client's application. Should you have any questions or concerns, please let me know.

Very truly yours,

/s/ Salvatore Alfieri
Salvatore Alfieri
Encl.

Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753
Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601
Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 908 524-0096
Haddonfield Office: 255 Kings Highway East, Haddonfield, NJ 08033 Tel 732 583-7474 Fax 732 290-0753



KEYPORT UNIFIED PLANNING BOARD APPLICATION

BOROUGH OF KEYPORT
70 WEST FRONT STREET
KEYPORT, NEW JERSEY 07735

APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 93 FIRST STREET

Tax Map: Block 94 Lot(s) 17, 17.01, 18, 19, 20, 20.01, 21, 23 & 25.01

Dimensions: Frontage 129.9 Depth VARIES Total Area 58,150 s.f.

Zone District: GMC ZONE

Location of the property is approximately 1FT feet from the intersection of
1ST STREET and ATLANTIC ST

The property is located within 200 feet of another municipality: xx NO _____ YES
If yes, name of municipality _____

The property fronts on a County Road or State Hwy: xx NO ____ YES
COUNTY ROUTE NO. _____ STATE HWY NO. _____

2. APPLICANT INFORMATION

Full Legal Name: KEYPORT YACHT CLUB, INC.

Address: 93 FIRST STREET, KEYPORT, NJ 07735
(Street) (City) (State) (Zip)

Telephone Numbers: DAY 732-583-7474 EVENING _____

Applicant is a: xxx Corporation Partnership Sole Proprietor Resident

3. OWNER IF DIFFERENT FROM APPLICANT

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: Same as Applicant

Address: _____
(Street) (City) (State) (Zip)

Telephone Numbers: DAY _____ EVENING _____

4. ADDITIONAL PROPERTY INFORMATION

Restrictions, covenants, easements, homeowners/condo association by-laws, existing or proposed on the property:

☐ YES (attach copies and/or copy of deed) ☐ PROPOSED (attach description) ☒ NONE

NOTE: All Deeds Restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises and proposed use (describe in detail): APPLICANT SEEKS SITE PLAN APPROVAL TO CONSTRUCT ADDITIONAL PARKING AREA ON LOT 18, INCLUDING A PAVILION AND SEATING AREA. THE ADDITIONAL PARKING SPACE WILL BE USED FOR "OVERFLOW"
PARKING

5. APPLICANT'S EXPERTS / REPRESENTATIVES

Applicant Attorney: Salvatore Alfieri, Esq. (Cleary Jacobbe Alfieri Jacobs, LLC)
(Name and Firm if Applicable)

Address: 955 Route 34, Suite 200, Matawan, NJ 07747
(Street) (City) (State) (Zip)

Telephone: 732-583-7474 Fax 732-566-7687

Applicant Engineer: ROBERT T. KEE, JR. OF KEE ENGINEERING ENTERPRISES, INC.
(Name and Firm if Applicable)

Address: 51 Gerard Avenue, Matawan, NJ
(Street) (City) (State) (Zip)

Telephone: 7322909600 Fax _____

Applicant Planning Consultant: N/A
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

Applicant Traffic Engineer: N/A
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

6. OTHER EXPERTS

List any other expert(s) who will submit a report and/or testify on behalf of the Applicant.

Name: N/A Field of Expertise: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

7. RELIEF BEING REQUESTED

SUBDIVISION APPROVAL

_____ Minor Subdivision

_____ Major Subdivision

_____ Major Subdivision – Final

_____ Number of Lots to be Created

_____ Number of Proposed Dwelling Units

Note: A “Plan of Subdivision” must be submitted in accordance with the submission requirements set forth in the Submission Checklist and the Borough of Keyport Ordinance.

SITE PLAN APPROVAL

_____ Major Site Plan Approval _____ Minor Site Plan Approval

XX Preliminary Site Plan Approval (phases – if applicable) _____

XX Final Site Plan Approval (phases – if applicable) _____

_____ Amendment or Revision to an Approval Site Plan (Area to be disturbed – square feet)

_____ Request for a Waiver from Site Plan Review and Approval. Reason for Request: _____

OTHER

_____ Informal Review of _____

_____ Appeal Decision of the Zoning Officer (N.J.S.A. 40:55D-70.a.) Describe nature of appeal: _____

_____ Interpretation of Map or Ordinance, or Decisions upon Special Questions (N.J.S.A. 40:55D 70.b.) Explain: _____

_____ Variance Relief-Hardship (N.J.S.A. 40:55D-70c (1)) Provide Reasons: _____

_____ Variance Relief-Substantial Benefit (N.J.S.A. 40:55D-70c (2)) Provide Reasons: _____

_____ Variance Relief-Use (N.J.S.A. 40:55D-70cd) Provide Reasons: _____

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
Minimum lot area:*	_____	_____	_____
Building coverage limit:*	_____	_____	_____
Front yard setback:*	_____	_____	_____
Side yard setback:*	_____	_____	_____
Rear yard setback:*	_____	_____	_____
Roadway setback:	_____	_____	_____
Impervious coverage limit:	_____	_____	_____
Parking spaces:*	_____	_____	_____
Building height:*	_____	_____	_____

SEE ZONING CHART

*DENOTES ITEMS REQUIRED ON THE SITE PLAN.

7. SUBMISSION REQUIREMENTS

The Applicant is required to submit each of the following, unless otherwise noted:

- A. Application: An Original and nineteen (19) copies to the Board Secretary (Total 20) must be submitted (with attached site plan, plot plan, survey and/or other pertinent documents).
- B. Escrow Agreement (Form #1): Sign and submit with original copy of application
- C. Notice of Public Hearing (Form #2): DO NOT MAIL TO PROPERTY OWNERS UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY. Submit a draft copy (leaving date of hearing blank) and submit with original application. *(Not required for minor subdivision where no variances are requested)*
- C. Affidavit of Publication – Asbury Park Press: Evidencing that the Notice of Public Hearing (Form #3) was published at least ten (10) days prior to the hearing date: (DO NOT PUBLISH NOTICE IN NEWSPAPER UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY) Submit to the Board's Secretary as soon as received by the newspaper. (Not required for minor subdivision where no variances are requested)
- D. Affidavit of Service – with attachments (Form #4). Submit to the Board's Secretary along with Original copies of Certified Mail Receipts stamped by the US Post Office as to the date of mailing, and a copy of the Notice of Public Hearing (Form #2) with hearing date.
- E. Tax Payment Certification (Form #5). Submit with Original copy of Application.

8. **OTHER APPROVALS, WHICH MAY BE REQUIRED, AND THE DATES THAT PLANS/APPLICATIONS WERE SUBMITTED:**

AGENCY OR PERMIT	YES	NO	DATE PLANS SUBMITTED
Borough of Keyport Health Dept	_____	<u>X</u>	_____
Borough of Keyport Planning Board	<u>X</u>	_____	_____
Freehold Soil Conservation District	_____	<u>X</u>	_____
NJ Dept. of Transportation	_____	<u>X</u>	_____
JCP&L	_____	<u>X</u>	_____
Other: _____	_____	<u>X</u>	_____

*NJ Dept of Environmental Protection

*Check nature of approval(s) needed on next page:

____ Sewer Extension Permit; ____ Sanitary Sewer Connection Permit; ____ Potable Water Construction Permit;
 ____ Stream Encroachment Permit; ____ Wetlands Permit; ____ Tidal Wetlands Permit; ____ Other _____

List of Maps, Reports and other materials accompanying this application (attach additional pages as required for complete listing): _____

Preliminary and Final Site Plan prepared by KEE ENGINEERING ENTERPRISES, INC.

9. OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION.

(List specific information attached and its importance/significance to your application): _____

n/a

10. CERTIFICATIONS

APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (If the Applicant is a corporation, this application must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

21 day of August, 2023

Cynthia L Ahrens
NOTARY PUBLIC

CYNTHIA L AHRENS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2003962
MY COMMISSION EXPIRES DEC. 04, 2026

X [Signature]
SIGNATURE OF APPLICANT

KEYPORT YACHT CLUB, INC.

Applicant's Name (Print)

Robert F. Zupinski
COMMODORE KEYPORT
YACHT CLUB INC

OWNER (IF DIFFERENT FROM APPLICANT)

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made by the applicant, and the decision of the Board in this matter.

Sworn to and subscribed before me this

____ Day of _____, 20____

NOTARY PUBLIC

X _____
SIGNATURE OF OWNER

KEYPORT YACHT CLUB, INC.

Owner's Name (Print)

APPLICANT & OWNER ARE THE SAME

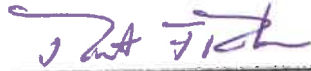
ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this _____ day of _____
20____ by and between the KEYPORT UNIFIED PLANNING BOARD (the "Board") and
KEYPORT YACHT CLUB, INC. (the "Applicant").

1. PURPOSE. The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements and provisions submitted by the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimbursement from an Applicant for all reasonable costs/fees incurred by the Applicants in accordance with N.J.S.A 40:55D-8, and N.J.S.A 40:55D-53 et seq. of the New Jersey Municipal Land Use Law ("MLUL").
2. ESCROW ESTABLISHED. The Board, Borough and Applicant, in accordance with the provisions of this Agreement, hereby create an escrow deposit account to be established with the finance office of the Borough of Keyport.
3. ESCROW FUNDED. The Applicant, by execution of this Agreement, shall pay to the Borough to be deposited in the account referred to in paragraph 2 above.
4. INCREASE IN ESCROW AMOUNT DEPOSITED. If, during the existence of this escrow agreement, the funds deposited into said escrow account are insufficient to cover any voucher or bill submitted by the Board's professional staff, the applicant shall, within fourteen (14) days of receipt of a notice from the Board or the Borough that a deficiency in the escrow exists, provide such funding as required to fund the existing deficit as well as to pay for projected costs and fees associated with the ongoing professional reviews, inspections, etc., pursuant to applicable Borough ordinances governing the same, as well as the MLUL.
5. DISPUTES AND APPEALS. Should any disputes arise by and between the applicant and the Borough and/or the Board with respect to either the funding of, or payment from, the escrow account established herein, then the settlement of any and all disputes, including appeals from any decisions made by the Borough and/or the Board regarding such escrow account shall be made as called for by the applicable ordinance of the Borough of Keyport and the provisions of the MLUL.
6. COLLECTION OF DELINQUENT ESCROW BALANCES. Should the Applicant fail to adequately and on a timely basis fail to fund its escrow account so that the payment of necessary fees of the Board's professionals can be made in accordance with the law, then the Borough and/or Board shall be entitled to pursue all remedies available at either law of inequity, including but not limited to all amounts due, and simple interest at a rate of 18% per annum on all sums unpaid, beginning from 30 days after the applicant received notice of such deficiencies, if permitted by law. The Borough and/or Board shall be permitted to place a lien against any and

all properties within the Borough owned by the Applicant until such time as all sums due and owed have been paid. The Borough shall also have the right to withhold and/or suspend any building permits, the conduct of construction inspections, the issuance of certificates of occupancy, and other actions, unless and until all escrow deficiencies have been satisfied by the Applicant.

Date: 8/26/2023

X 

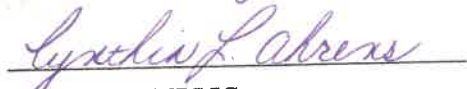
SIGNATURE OF APPLICANT

KEYPORT YACHT CLUB, INC.

Owner's Name (Print)

Sworn to and subscribed before me this

21 day of August, 2023



NOTARY PUBLIC

CYNTHIA L AHRENS

NOTARY PUBLIC

STATE OF NEW JERSEY

ID # 2003962

MY COMMISSION EXPIRES DEC. 04, 2026

Date: _____

BOROUGH OF KEYPORT

Date: _____

BOROUGH OF KEYPORT
UNIFIED PLANNING BOARD

**FORM #2 – NOTICE SERVED ON PROPERTY OWNERS WITHIN 200 FEET OF
SUBJECT PROPERTY:**

**BOROUGH OF KEYPORT, COUNTY OF MONMOUTH
STATE OF NEW JERSEY
NOTICE OF PUBLIC HEARING**

TO: TBD OWNER OF PREMISES LOCATED AT:
93 FIRST STREET, KEYPORT, NJ 07735

Also known as Block 94 Lot 17, 17.01, 18, 19, 20, 20.01, 21, 23 & 25.01 in the Borough of KEYPORT.

PLEASE TAKE NOTICE, that the undersigned has filed an application with the Unified Planning/Zoning Board of the Borough of Keyport for the following appeal or form of relief: PRELIMINARY AND FINAL SITE PLAN APPROVAL TO CONSTRUCT ADDITIONAL OVERFLOW PARKING AREA ON LOT 18, INCLUDING A PAVILION AND SEATING AREA. THE ADDITIONAL LOT WILL BE USED FOR THE EXISTING BIUNESS OVERFLOW.

On the premises at 93 FIRST STREET, KEYPORT, NJ 07735 in the Borough of Keyport, also known as Block 94 Lot 17, 17.01, 18, 19, 20, 20.01, 21, 23 & 25.01 on the tax maps of the Borough. This notice is being sent to you because you are a property owner within 200 feet of the property that is the subject of this application. A public hearing has been set for this application on TBD, 2023 at 7:00 PM in the Keyport Borough Municipal Building, 70 West Front Street, Keyport, NJ 07735. You may appear either in person, or by agent, or by attorney, and present any objections to the granting of the relief being sought. Copies of the application and all documents, maps or other papers filed in connection with this application are on file in the Office of the Board Secretary in the Borough's Municipal Building and are available for inspection during the Borough's regular business hours.

**BY ORDER FO THE KEYPORT BOROUGH
UNIFIED PLANNING BOARD**

KEYPORT YACHT CLUB, INC.

(Name of Applicant)

**FORM #3 – NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE
BOROUGH OF KEYPORT**

NOTE: Publication of this notice must appear at least ten (10) days prior to the scheduled hearing date.

**NOTICE OF PUBLIC HEARING
Borough of Keyport Unified Planning Board**

TAKE NOTICE that on the TBD day of TBD, 2023, at 7:00 PM, a hearing will be held before the Keyport Unified Planning Board ("the Board") in the Council Chambers at Keyport Borough Hall, 70 West Front Street, Keyport, NJ 07735 on the application of the undersigned for the following form of relief:

PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR PROPOSED PARKING AREA TO BE CONSTRUCTED
PARKING AREA ON LOT 18, INCLUDING A PAVILION AND SEATING AREA. THE ADDITIONAL PARKING AREA
LOT WILL BE USED FOR THE EXISTING BUINESS OVERFLOW.

Regarding premises known as 93 FIRST STREET, KEYPORT, NJ 07735 in the Borough of Keyport, also known as Block 94 Lot 17, 17.01, 18, 19, 20, 20.01, 24, 23 & 25.01 on the tax maps of the Borough. This application, along with all maps, papers and supporting documents filed with the application are on file in the Office of the Board Secretary in the Borough Municipal Building and are available for public inspection during the Borough's regular business hours. Any interested party may appear at the hearing in this matter and participate therein, either in person, by attorney, in accordance with the Rules and Regulations of the Board.

**By Order of the Borough of Keyport
Unified Planning Board**

KEYPORT YACHT CLUB, INC.
(Applicant-Print Name)

FORM #5

TAX PAYMENT CERTIFICATION

Pursuant to the New Jersey State Law, Chapter 174 of 1987, N.J.S.A. 40:55D-39e and N.J.S. 40:55D 65h, an applicant may be required to furnish proof that no taxes or assessments of local improvements are due or delinquent on the property for which any relief is being sought through the Unified Planning Board of the Borough of Keyport. An applicant must complete Section I of this form and request the Keyport Borough Tax Office to complete Section II which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the originally signed application that is to be submitted to the Board secretary.

SECTION I (To be completed by applicant):

I, KEYPORT YACHT CLUB, INC. residing at 93 FIRST STREET, KEYPORT, NJ 07735 and making an application for the following relief before the Unified Planning Board of the Borough of Keyport: Preliminary and Final Site Plan for Proposed Parking Area

Regarding property known as Block 94 Lot(s) 17, 17.01, 18, 19, 20, 20.01 on the Tax Map of the Borough of Keyport, located at: 93 FIRST STREET, KEYPORT, NJ 07735, whose owner of the record is KEYPORT YACHT CLUB, INC., who resides at 93 FIRST STREET, KEYPORT, NJ 07735. I request the Tax Collector of the Borough of Keyport to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: 8/26/2023

(Applicant's Signature)

SECTION II (To be completed by the Keyport Borough Tax Collector)

I certify that: _____ All taxes are paid up-to-date on the above referenced property
 _____ All assessments due have been paid
 _____ The following are delinquent and past due: _____

Date: _____ (Tax Collector) _____

FORM #7

**NOTICE OF ACTIONS TAKEN BY THE BOARD
BOROUGH OF KEYPORT**

Take notice that on the TBD day of TBD, 200 the Keyport Unified Planning Board in the County of Monmouth took the following actions:

(Granted / Denied) to (Name) KEYPORT YACHT CLUB, INC. for the property located at

(Address) 93 FIRST STREET
KEYPORT, NJ 07736

Block 94, Lot 17, 17.01, 18, 19, 20, 20.01, 21, 23, & 25

Approval to (a variance, site plan, preliminary subdivision, minor site plan, etc.) describe development

PRELIMINARY AND FINAL SITE PLAN APPROVAL TO CONSTRUCT ADDITIONAL PARKING AREA

WHICH WILL BE LOCATED ON LOT 18, WHICH ALSO INCLUDE A PAVILION AND

SEATING AREA. THIS PARKING AREA WILL BE USED FOR THE EXISTING

BUSINESS OVERFLOW.

**COMPLETION CHECKLIST
UNIFIED PLANNING BOARD**

Application Number: _____ Date Received: _____

Applicant: KEYPORT YACHT CLUB, INC.

Property: Block 94 Lot(s) 17, 17.01, 18, 19, 20, 20.01, 21, 23, & 25

Street Address: 93 FIRST STREET, KEYPORT, NJ 07736

RECEIVED:

_____ Application Fee in Amount of \$ _____ Paid by: _____

_____ Escrow Deposit in Amount of \$ _____ Paid by: _____

_____ Certification of Taxes Paid

_____ Proposed "Notice of Public Hearing"

_____ Signed Escrow Agreement

_____ Certified List of Property Owners Within 200 Feet

ACTION TAKEN:

_____ Copy of Application to Board Attorney on: _____

_____ Copy of Application to Board Engineer on: _____

_____ Letter _____ "Completeness" _____ "Incompleteness" sent on: _____

_____ Hearing Date Set for: _____

NOTES: _____

EXHIBIT "A"
REQUIRED APPLICATION FEES AND ESCROW DEPOSITS

Fees and escrows – The following is a schedule of fees to be paid by the applicant upon filing an application:

- | | | |
|----|--|--|
| 1. | Minor Subdivision | |
| | Application Fee – | \$200.00 |
| | Professionals Escrow – | \$400.00 (per lot) |
| 2. | Major Subdivision, Preliminary | |
| | Application Fee – | \$300.00 |
| | Professionals Escrow – | \$300.00 + \$50.00 per lot for 1 st 10 lots and \$70.00 for any lot over 10 lots |
| 3. | Major Subdivision, Final | |
| | Application Fee – | \$100.00 |
| | Professionals Escrow – | \$200.00 + \$50.00 per lot for 1 st 10 lots and \$70.00 for any lots over 10 lots |
| 4. | Resubmission of Incomplete Application | |
| | Application Fee – | \$75.00 |
| | Professionals Escrow – | None Required |
| 5. | Resubmission involving a significant change
In the site plan or subdivision | |
| | Application Fee – | One-half required fee for initial submission |
| | Professionals Escrow – | One-half required fee for initial Submission |
| 6. | Sketch Plat | |
| | Application Fee – | \$100.00 |
| | Professionals Escrow – | \$100.00 |
| 7. | Site Plan Preliminary | |
| | Application Fee – | \$300.00 |
| | Professionals Escrow – | \$0.025 per square foot being disturbed, provided a minimum of \$500.00 shall be deposited |

8.	Site Plan, Final		
	Application Fee –	\$100.00	
	Professionals Escrow –	\$0.025 per square foot being disturbed, provided a minimum of \$500.00 shall be deposited	
9.	Sketch Plat		
	Application Fee –	\$100.00	
	Professionals Escrow –	\$100.00	
10.	Site Plan Waiver		
	Application Fee –	\$50.00	
	Professionals Escrow –	None Required	
	In the event that a waiver is not approved, and a site plan is deemed necessary, the funds already submitted will be deducted from the application and escrow fees to be collected for the application.		
11.	Resubmission of Incomplete Application		
	Application Fee –	\$75.00	
	Professionals Escrow –	None Required	
12.	“D” or Use Variance		
	Application Fee –	\$150.00	
	Professionals Escrow –	\$200.00	
13.	Bulk Variance		
	Application Fee –	\$25.00 (per variance)	
	Professionals Escrow –	\$200.00	
14.	“C” Variance		
	Application Fee –	\$25.00 (per variance)	
	Professionals Escrow –	\$200.00	
15.	Appeals		
	Application Fee –	\$75.00	
	Professionals Escrow –	\$200.00	
16.	Interpretations		
	Application Fee –	\$75.00	
	Professionals Escrow –	\$200.00	

17.	Conditional Use	
	Application Fee –	\$150.00
	Professionals Escrow –	\$200.00
18.	Building Permit in conflict with Official map or building permit for Lot not related to a street	
	Application Fee –	\$100.00
	Professionals Escrow –	None Required
19.	Others, including signs	
	Application Fee –	\$50.00
	Professionals Escrow –	None Required

In the event the escrow fund is depleted and there remain sums due to the Municipality, any resolution of approval or issuance of C.O. will be withheld pending satisfaction of this obligation.