

Mr. Caizza offered the following ordinance pass third and final reading and moved on its adoption and authorized its publication according to law:

**O-09-17**

**AN ORDINANCE AMENDING CHAPTER 10, SECTION 10-3  
"RESERVED" OF THE REVISED GENERAL ORDINANCES  
OF THE BOROUGH OF HIGHLANDS, 1975,  
COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Highlands that Chapter 10, Section 10-3, is hereby amended to include the following:

**SECTION 10-2 RESERVED:** shall be changed and amended as follows:

**FEES:**

A. PLAN REVIEW FEE shall be 20% of the amount to be charged for a new construction permit. Plan review fees are not refundable.

B. THE BASIC CONSTRUCTION FEE shall be the sum of the parts computed on the basis of the volume or the cost of construction, and the number of plumbing fixtures and devices, and the number of sprinklers, standpipes and the heat and smoke detectors at the unit rates provided herein plus any special fees.

C. NEW CONSTRUCTION based on the volume of the structure:

Building Fees

New Construction \$.025 per cubic foot

Use Groups A-1, A-2, A-3, A-4 F-1, F02, S-1 and S-2 structures on farms, including Farm Buildings \$.025 per cubic foot

D. ADDITIONS. The fees for additions shall be computed on the same basis as for new construction for the added portion.

Renovations, alterations and repairs

Use Groups R-1 R-2, R-3 R-4 R-5

\$20 per thousand for the first \$50,000 of estimated costs

\$20 per thousand from \$50,001 to and including \$100,000

\$20 per thousand above \$100,001

Use Groups A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H, I-1, I-2, I-3, M, R-1, S-1 & S-2

\$20 per thousand for the first \$50,000

\$20 per thousand from \$50,001 to and including \$100,000

\$20 per thousand above 1000.00  
Use Group U \$20 per thousand for the first \$50,000  
\$20 per thousand from \$50,001 to \$100,000

The applicant shall submit to the Construction Code Official such data as may be available to provide a bona fide estimated cost. The Construction Official shall make the final decision regarding estimated cost.

COMBINATION FEE FOR RENOVATIONS & ADDITIONS shall be computed as the sum of the fees computed separately in accordance with C, D, & E.

Roofing and Siding Fees----As per alteration Fee

Minimum fee for Building permits-----\$50

Cost of Construction Alterations-----\$20 per thousand.

**Installation of Swimming Pools:** Construction of a Swimming Pool

\$20 per \$1000.00

**Construction of Accessory and storage structures:**

Construction of accessory storage sheds,

\$ 20 per \$1000.00 pool cabana or similar accessory structures over 100 square feet

**Demolition and removal of structures:**

Demolition or removal for a structure less than 4,000 square feet in area and less than 30 feet in height for one and two family residences (Use Groups R-3 and R-4) and structures on farms under NJAC 5:23-3.2(d) \$150

Demolition of farm out-buildings and minor \$150 Accessory structures (Use Group U)

Demolition of all other buildings, structures \$150 and use groups

**Demolition or removal of tanks:**

Demolition or removal of tanks up to 1000 \$75

Demolition or removal of tanks above 1000 \$125

**Satellite dishes and radio transceiver equipment:**

Installation of a satellite dish, radio, television or other transceiver equipment for residential use. Installation of a satellite dish, radio, television or other transceiver equipment for nonresidential or commercial use. \$40

**Fences:** To erect a fence in all use groups (not to exceed 6 feet in height) for which a permit is needed in accordance with Uniform construction Code regulations. \$50

To erect a fence in all use groups (not to exceed 8 feet in height) for a permit is needed in accordance with Uniform Construction Code regulations \$50

**Asbestos Hazard Abatement:**

Asbestos Hazard Abatement for each Construction permit issued \$75

**Lead abatement:**

Lead Hazard Abatement \$75

**Tents:**

Tents without appurtenances in excess of 900 square feet or more than 30 feet in any dimension excluding canopies \$50

**Signs:**

The fee to construct a sign shall be in the amount of \$2 per square foot of surface area of the sign, computed on one side only for double-faced signs. Which are in allowance with the UCC regulations.

**Temporary Structure:**

The permit fee for a temporary structure used in the course of construction or other activities whose life is limited to not more than one year shall be \$75.

**Certificate of Occupancy:**

New construction/Additions/Tenant Fit Up	10% of total permit cost.
Change in use group	\$100

Continuation under NJAC 5:23-2.23(c) \$120

**Variation:** Flat fee \$75 for submission, \$50 resubmission

**Electrical Fees:**

Switching, lighting and receptacle (devices of less than one horsepower or one kilowatt included):

One to 50	\$50
Each additional 25	\$10

Service panels, entrances and subpanels:

Each service panel, entrance or subpanel up to 200 amperes	\$65
Up to 201-400 amps	\$100.
Larger than above 401-1000	\$325

Transformers and Generators:

Up to 10 kilowatts	\$25
Up to 45 kilowatts	\$40
Up to 112.5 kilowatts	\$90
Larger than above	\$325

Motors and electrical devices (control Equipment, heating, air handling, Compressor, heat pump, air handler, strip, Heater, water heater, dryer, oven, range, furnace and dishwasher):

Up to 10 horsepower	\$25
Up to 50 horsepower	\$40
Up to 100 horsepower	\$90
Larger than above	\$325

Annual electrical inspection fee for bonding and grounding certificates for public swimming pools, spas and hot tubs	\$75
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**The minimum fee for Electrical permits shall be: \$50  
Furnace and Air Conditioner Replacement**

Furnace replacement for electric, fire and Plumbing	\$40 each.
Air conditioner compressor replacement for electric and plumbing	\$40 each

**Fire Protection Fees:**

Smoke, Heat and CO detectors/5 or less	\$40	
Each additional 15	\$20	
Alarm devices (heat pulls, water flow) 5 or less	\$40	
Each additional 15	\$20	
Supervisory devices (tamper, low/high air)		
Or signaling devices (horns/strobes, bells)		
5 or less	\$40	
Each additional 15	\$20	
Sprinkler Heads (Wet or Dry):		
10 or fewer	\$50	
11-100	\$120	
101-200	\$250	
201-400	\$600	
401-600	\$1,000	
Standpipes		\$150 each
Kitchen exhaust systems (Commercial)		\$50 each
Independent pre-engineered systems (CO2, Halon, foam, wet or dry chemical, etc)		
All fire places (wood or gas)	\$45 each	
Gas and oil-fired appliance	\$45 each	
That is connected to plumbing system		
Tank Installation:		
Up to 550 gallons in water capacity	\$50 each	
Over 550 gallons in water capacity	\$75 each	
Incinerators	\$260 each	
Crematoriums	\$260 each	
Alarm panel	\$50 each	
Fire pumps	\$200 each	
Preaction valves	\$40 each	
Dry pipe/alarm valve	\$25 each	
Smoke Control Systems	\$65 each	
The minimum fee for Fire permits shall be	\$50	

**Plumbing Fees:**

Fixtures and appliances		
Connected to or components of a		
Plumbing system	\$20 per fixture/appliance	
Waste/vent stacks	\$20 each	
Special devices including, but not limited		
to: grease traps, separators, Interceptors, air conditioning units,		
Refrigeration units, sewer connections, Water service connections,		
backflow preventors, sewer pumps and fuel oil piping, pool drains.	\$50 each	
Steam/hot-water boilers	\$50 each	

Gas piping service	\$50 per system
Appliances added to a gas piping system	\$20 per appliance
Hot water heaters	\$50 each

**The minimum fee for plumbing permits shall be \$50**

**Waiver of building permit fees:**

\$50 administration fee for all permits

No person shall be charged a construction permit surcharge fee or enforcing agency fee for any construction, reconstruction, alteration or improvement designed and undertaken solely to promote accessibility by disabled persons to an existing private structure on any of the facilities contained herein.

A disabled person or a parent sibling or child of a disabled person shall not be required to pay a municipal fee or charge in order to secure a construction permit for any construction, reconstruction, alteration or improvement designed and/or undertaken solely to promote accessibility to his or her living unit.

“Disabled person” shall mean any person who meets the requirements as set forth in the definition of NJSA 52:27D-126e and NJSA 40:55D-8 as the same may be amended from time to time.

**Annual review of fee schedules**

The Construction Official shall, with the advice of the subcode officials, prepare and submit to the borough Council, annually, a report recommending a fee schedule based on the operating expenses of the agency and other expenses of the municipality attributable to the enforcement of the State Uniform Construction Code Act and subcodes.

**State of New Jersey Permit Fees**

The fees shall be in the amount of \$.334 per cubic foot volume for new buildings and additions. Volume shall be computed in accordance with NJC 5:23-2-28. The fee for all other construction, except pre-engineered systems of commercial farm buildings, shall be \$1.70 per \$1,000 of value of construction. No fee shall be collected for pre-engineered systems of commercial farm buildings.

**BE IT FURTHER ORDAINED** that this Ordinance Shall take effect after publication in accordance with law.

Seconded by Mr. Urbanski and adopted on the following roll call vote:

**ROLL CALL:**

**AYES:** Mr. Francy, Mr. Caizza, Mr. Urbanski, Mayor Little

**NAYES:** None

**ABSENT:** Ms. Kane

**ABSTAIN:** None

**DATE:** September 16, 2009

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**Carolyn Cummins**  
**Borough Clerk**

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**Adoption:** September 19, 2009

**Publication:**

I, \_\_\_\_\_ Clerk/Deputy Clerk do hereby certify this to be a true copy of Ordinance #O-09-17 as adopted by the Governing Body of the Borough of Highlands on September 16, 2009.