

Introduced on: May 21, 2026

Adopted on: June 18, 2026

Council	Motion	Second	Vote
Sohmer			X
Yoon			X
Suh			X
Drumgoole			Absent
Kasofsky		X	X
Cervieri	X		X

Council	Motion	Second	Vote
Sohmer			X
Yoon			X
Suh		X	X
Drumgoole			X
Kasofsky			Absent
Cervieri	X		X

**BOROUGH OF FORT LEE
309 Main Street
Fort Lee, New Jersey 07024**

ORDINANCE NO. 2026-10

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 216
OF THE CODE OF THE BOROUGH OF FORT LEE
FIRE PREVENTION PART 3 UNIFORM FIRE SAFETY ACT, ARTICLE X**

BE IT ORDAINED by the Mayor and Council of Fort Lee, County of Bergen, State of New Jersey, as follows:

Section 1.

Chapter 216 Fire Prevention Part 3 Uniform Fire Safety Act Article X be and is hereby amended in its entirety as follows:

§ 216-62 Preamble.

A. The Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.) was enacted for the purpose of establishing a system for the enforcement of minimum fire safety standards throughout the State of New Jersey; and the Uniform Fire Safety Act authorizes municipalities to provide for local enforcement and to establish enforcement agencies for that purpose; and it is in the best interest of the Borough of Fort Lee to have the Uniform Fire Safety Act enforced locally.

§ 216-63 Local Enforcement.

Pursuant to the Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.), the New Jersey Uniform Fire Code (N.J.A.C. 5:70-1.1 et seq.) shall be locally enforced in the Borough of Fort Lee.

§ 216-64 Agency Designation.

The Fire Prevention Bureau shall be the local enforcing agency within the Borough of Fort Lee.

§ 216-65 Duties.

The local enforcement agency shall enforce the Uniform Fire Safety Act and the codes and regulations adopted under it in all buildings, structures and premises within the established boundaries of Fort Lee, other than owner-occupied one and two-family or attached single-family dwellings used exclusively for dwelling purposes, and buildings, structures, and premises owned or operated by the Federal government, State of New Jersey, County of Bergen, or interstate agencies, and shall faithfully comply with the requirements of the Uniform Fire Safety Act and the Uniform Fire Code.

§ 216-66 Life Hazard Uses.

The local enforcing agency established by **§ 216-64** of this Part **3** shall carry out the periodic inspections of life hazard uses required by the Uniform Fire Code on behalf of the State of NJ Commissioner of the Department of Community Affairs.

§ 216-67 Organization.

The local enforcing agency established by **§ 216-64** of this Part **3** shall be under the direct supervision and control of the Fire Official, who shall be duly licensed by the NJ Department of Community Affairs.

§ 216-68 Appointment of Fire Official.

The local enforcing agency shall be under the direct supervision of a Fire Official, a civil servant, who shall be appointed by the Mayor and Council of the Borough of Fort Lee.

In the event of the Fire Official's inability to serve due to illness, incapacity, or other similar reason for a period in excess of 30 days, the Mayor and Council of the Borough of Fort Lee shall designate a duly licensed individual to serve as Acting Fire Official during the period of such incapacity.

§ 216-69 Inspectors; Employees.

Such fire inspectors, who shall be duly licensed by the NJ Department of Community Affairs, and other employees as may be necessary for the local enforcing agency to properly carry out its responsibilities shall be appointed by the Mayor and Council of the Borough of Fort Lee upon recommendation of the Fire Official.

§ 216-70 Removal From Office.

The Fire Official and all fire inspectors and other employees of the enforcing agency shall be subject to removal by the governing body of the Borough of Fort Lee for inefficiency or misconduct. Each inspector or employee to be so removed shall be afforded an opportunity to be heard by the appointing authority or a designated hearing officer.

§ 216-71 Board of Appeals.

Pursuant to N.J.A.C. 5:70-2.19, any person aggrieved by any order of the local enforcement agency (or agencies) shall have the right to appeal to the Bergen County Construction Board of Appeals.

§ 216-72 Non Life Hazard Use Registration Fees.

The following annual non-life-hazard registration fees shall be required for all uses below not otherwise required to be classified as Life Hazard Uses pursuant to N.J.A.C. 5:70-2.4.

A. Assembly use. All assembly use: \$100.

B. Business/professional/retail/mercantile:

- (1) B-1 up to and including 5,000 square feet: \$100
- (2) B-2 over 5,000 square feet: \$250

C. Manufacturing/factory: \$500.

D. Storage facilities (such as warehouses, storehouses, depots, self-storage facilities, etc.): \$500.

E. Residential.

(1) Residential Type 1 - One and two-family non-owner occupied dwellings, cooperative apartments and condominium units, and single-unit cooperative apartments or condominium units located in a multiple dwelling: \$100.

(2) Residential Type 2 - Three-family and above \$100 plus \$10 per unit.

F. All non-life-hazard use groups shall be inspected every two years.

G. Board of Education and Municipal Buildings. Buildings owned by the Board of Education and operated solely for the Board of Education services, municipal libraries and buildings owned by the Borough of Fort Lee not otherwise required to be classified as Life Hazard Uses pursuant to N.J.A.C. 5:70-2.4 are exempt from the non-life hazard registration fees imposed by this section. Also exempt are building owners that occupy a space in the building and pay a registration fee for such building.

§ 216-73 Permits.

The permit fees to be charged by the Borough shall be those established under the Uniform Fire Code, N.J.A.C. 5:70-2.9(C). Permit fees shall be waived for permits issued for the Board of Education buildings, buildings owned by the Borough of Fort Lee and registered non-profit entities.

§ 216-74 Enforcement; Violations and Penalties.

The provisions of this Part 3 shall be enforced pursuant to the provisions of the Uniform Fire Safety Act, and violations shall be subject to the penalties contained therein. Appeals of any such penalties shall be governed by the procedures set forth under N.J.S.A. 52:27D-206b.

Any person who shall violate any of the provisions that are not subject to the penalties of the Uniform Fire Safety Act shall, upon conviction of each and every violation or non-compliance, be punished by a fine not exceeding \$1,000 in addition to the amount of any unpaid fees. or by imprisonment not exceeding ninety (90) days, or both.

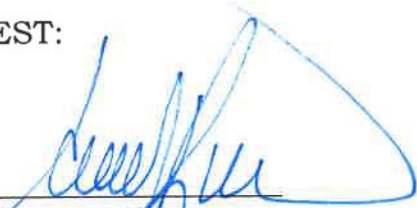
Section 2. The remaining provisions of Chapter 216 Fire Prevention are hereby ratified and confirmed.

Section 3. If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.


Section 4. All ordinances or parts of ordinances of the Borough heretofore adopted that are inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 5. This ordinance shall take effect after final passage, adoption and publication according to law.

ATTEST:



Evelyn Rosario
Municipal Clerk

BOROUGH OF FORT LEE


Mark Sokolich, Mayor