

**ORDINANCE NO. 16 – 2024**

**GREENWICH TOWNSHIP  
GLOUCESTER COUNTY**

**ORDINANCE AMENDING VARIOUS PORTIONS OF THE  
OF THE GREENWICH TOWNSHIP CODE RELATING TO  
CONSTRUCTION CODE, HOUSING AND RENTAL  
PROPERTY INSPECTION FEES WITHIN THE  
TOWNSHIP OF GREENWICH**

**WHEREAS**, Chapter 310 of the Greenwich Township Code addresses the fees applicable for construction and other building permits within the Township of Greenwich; and

**WHEREAS**, Chapters 284, 520, 537 and 700 address the code enforcement inspection fees within the Township of Greenwich;

**WHEREAS**, the Construction Code Official and Code Enforcement Officer for the Township of Greenwich have reviewed the applicable chapter and requested that the fees be increased for various permits and inspections; and

**WHEREAS**, the Mayor and Council of the Township of Greenwich believe that it is in the best interest of the residents of the Township of Greenwich to increase the fees to allow for the lawful and efficient administration of permits and fees;

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

**SECTION 1.**

A. Chapter 310, Section 2 (310-2) is hereby repealed in its entirety.

B. Chapter 310 of the Greenwich Township Code, subsection 2 entitled “Fee Schedule”

is hereby deleted and replaced with the following:

310-2. Fee schedule.

A. The fee for a construction permit shall be the sum of the subcode fees listed in Subsection A hereof and shall be paid before the permit is issued. Plan review fees shall be twenty-five (25%) percent of the amount charged for Construction Permit.

(1) Building fees:

(a) Minimum fees: \$75.00.

(b) New construction and additions.

[1] New construction and additions: \$0.038 per cubic foot.

[2] New construction and additions (in excess of 90,000 cubic feet): \$0.028 per cubic foot.

(c) Renovations, alterations, swimming pools.

[1] R3 and R5 use: \$34.00 per \$1,000.00

[2] All other uses: \$38.00 per \$1,000.00

(d) Carports and sheds (over 200 square feet): \$34.00 per \$1,000.00

(e) Retaining walls: \$34 per \$1,000.00

Fences over six (6) feet high: \$34.00 per \$1,000.00

(f) Signs, pylon and ground: \$6.00 per square foot.

(g) Demolition:

[1] One- and two-family dwellings and residential tanks: \$150.00.

[2] All other use groups: \$300.00

(h) Certificate of occupancy:

[1] R-2 to R-5: \$90.00.

[2] All other use groups: 10% of permit fee; max of \$300.00.

(i) Continued certificate of occupancy: \$250.00 pursuant to change of use.

(j) Premanufactured/construction housing: \$50.00 per \$1,000.00;  
minimum fee of \$300.00.

(k) Asbestos.

[1] Asbestos abatement: \$106.00 per site.

[2] Asbestos certificate: \$21.00 per site.

(l) Lead hazard abatement.

[1] Lead hazard abatement: \$196.00 per site.

[2] Lead hazard clearance certificate: \$39.00 per site.

(m) Tents/air structures in excess of 900 square feet or more than 30 feet  
in any direction: \$129.00.

(n) Annual permits.

[1] Annual permit per worker, including foreman: \$450.00 each.

[2] State training registration per subcode/fire and building  
combined: \$140.00 payable to state.

(2) Elevators: in accordance with N.J.S.A. 52:27D-119 et seq.

(3) Training fees:

(a) New construction: \$0.00371 per cubic foot.

(b) Renovation/alteration: \$1.90 per \$1,000.00.

(c) Minimum permit surcharge fee shall be \$1.00.

(4) Plan review: 5% of construction permit fee.

(5) Plumbing fees:

(a) Minimum fee: \$75.00.

(b) Per fixture (attached to drainage/water system): \$25.00.

(c) Appliances, equipment, refrigeration, air-conditioning equipment, pumps, lawn sprinklers: \$110.00 each.

(d) Replacement of solar, oil, gas heating: \$110.00 for each unit.

(e) Gas piping: \$110.00.

(f) Sewer and water laterals: \$110.00 each.

(h) Special Devices such as backflow preventers, inceptors, oil and waste: \$110.00 each

(6) Fire prevention fees:

(a) Minimum fee: \$75.00.

(b) Sprinklers, heads or detectors:

1 to 20	\$100.00
21 to 100	\$250.00
101 to 200	\$400.00
201 to 400	\$600.00
401 to 1,000	\$900.00
Over 1,000	\$2,200.00

(c) Pre-engineered system/fire pumps: \$150.00.

(d) Kitchen hood systems: \$100.00.

(e) All other fuel-fired appliances: \$75.00.

(f) Incinerators: \$551.00.

(g) Crematoriums: \$511.00.

(h) Standpipe: \$321.00.

(7) Electrical fees.

(a) Minimum fee: \$75.00.

(b) Rough wiring – fixtures and devices:

[1] One to 50: \$75.00.

[2] Additional 25: \$20.00.

(c) Each Motor or Electrical Device:

[1] Greater than one kw to 10 kw or 1hp to 10 hp: \$30.00.

[2] Eleven kw to 45 kw or 11hp to 50hp: \$100.00.

[3] Forty-six kw to 112.5 kw or 51hp to 100 hp: \$250.00.

[4] Greater than 112.5 kw or 100 hp: \$650.00.

(d) Service/meter equipment:

[1] 225amps or less: \$85.00.

[2] 226 amp to 1000: \$175.00

[3] Greater than 1,000 amp: \$640.00.

Process equipment fee shall be based on ampere rating of overcurrent device protecting conductor feeding the process equipment.

(e) Temporary installations and decorative displays: \$40.00.

(f) Photovoltaic systems (solar):

[1] One to 10 kw: \$125.00.

[2] 11 to 50 kw: \$250.00

[3] 51 to 100 kw: \$350.00.

[4] Greater than 100 kilowatts: \$650.00

[5] Pool bonding: \$75.00.

B. The Construction Official shall, with the advice of the subcode officials, prepare and

submit to the Township governing body biannually a report recommending a fee schedule based on the operating expenses of the agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code.

C. In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations, the enforcing agency shall collect, a surcharge fee as outlined in Section A (3) for new construction. Said surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarter ending September 30, December 31, March 31 and June 30, and not later than one month next succeeding the end of the quarter for which it is due. In the fiscal year in which the regulations first become effective, said fee shall be collected and remitted for the third and fourth quarters only.

D. The Enforcing Agency shall report annually at the end of each fiscal year to the Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the regulations first become effective, said report shall be for the third and fourth quarters only.

**SECTION 2.**

A. Chapter 284, Section 3 (E) (§284-3(E)) is hereby repealed and replaced with the following:

284-3 Application requirements for issuance; inspection; fee

(E) Application to the Construction Code Official shall be accompanied by a fee of \$60;

**SECTION 3.**

A. Chapter 520, Section 30 (§520-30) is hereby repealed and replaced with the following:

520-30. Fees.

- a. Notwithstanding any other fees due pursuant to the Township Code, a fee in the amount to fully cover the fee charged by an approved DCA Lead Inspector shall be paid for each lead-based paint inspection. Said fee shall be dedicated to meeting the costs of implementing and enforcing this subsection and shall not be used for any other purpose. Alternatively, a dwelling owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services by the DCA in which case no additional Lead-Based Paint inspection fee shall be paid.
- b. The Fee for a visual inspection shall be \$20.00 per unit to the Township of Greenwich and an additional fee of \$20 per unit payable to the Lead Hazard Control Assistance Fund for the purposes of the “Lead Hazard Control Assistance Act (N.J.S.A. 52:27D-437.1 et. seq.) unless the unit owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee.
- c. The fee for the filing of a lead-safe certification or lead-free certification shall be \$20.00.
- d. In a common interest community, any inspection fee charged shall be the responsibility of the unit owner and not the homeowners’ association, unless the association is the owner of the unit.

**SECTION 4.**

A. Chapter 537, Section 6(C) (§537-6(C)) is hereby repealed and replaced with the following:

537-6 Registration of rental facilities.

(C) The annual fee for registration shall be \$70

**SECTION 5.**

A. Chapter 700, Section 83(A) is hereby repealed and replaced with the following:

700-83 Fees.

(A) Each request for a zoning permit shall be accompanied by a check or bank money order payable to the Township of Greenwich in the amount of \$50.

**SECTION 6. Effective**

This Ordinance shall take effect twenty (20) days after adoption and publication as required by law.

**INTRODUCTION: August 19, 2024**

<b>Council</b>	<b>Motion</b>	<b>Second</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Councilman Chila						
Councilman DiMenna						
Councilman Nastase						
Councilwoman Tranquillo						
Mayor Giovannitti						

**TOWNSHIP OF GREENWICH**

By: \_\_\_\_\_  
Vincent Giovannitti, Mayor

I, Holly Tropea, do hereby attest the above Ordinance 16-2024 was introduced at a meeting of the Mayor and Council of the Township of Greenwich on August 19, 2024. A public hearing will occur on September 16, 2024 at 7:00 P.M.

**ATTEST:**

\_\_\_\_\_  
Holly Tropea, RMC, CMR  
Municipal Clerk



**ADOPTION:** September 16, 2024

<b>Council</b>	<b>Motion</b>	<b>Second</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Councilman Chila						
Councilman DiMenna						
Councilman Nastase						
Councilwoman Tranquillo						
Mayor Giovannitti						

I, Holly Tropea, do hereby attest the above Ordinance 16-2024 was adopted at a meeting of the Mayor and Council of the Township of Greenwich on September 16, 2024 after a public hearing which was scheduled for September 16, 2024. Said Ordinance shall take effect in accordance with the law.

**ATTEST:**

\_\_\_\_\_  
Holly Tropea, RMC, CMR  
Municipal Clerk

On this \_\_\_\_\_ day of \_\_\_\_\_ 2024, I hereby approve the above Ordinance **16-2024**.

\_\_\_\_\_  
**Vincent Giovannitti**  
Mayor