ORDINANCE # 871-23

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XII, SECTION 12-1.2 FEES, "UNIFORM CONSTRUCTION CODE ENFORCING AGENCY"AND CHAPTER XVI SECTION 16A:3-4 FEES "LAND USE AND DEVELOPMENT" OF THE BOROUGH OF LITTLE SILVER, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Little Silver, County of Monmouth, and State of New Jersey, as follows:

PURPOSE

The purpose of this Ordinance is to Amend Chapter XII (Building and Housing) and Chapter XVI (Land Use and Development) of the Revised General Ordinances of the Borough of Little Silver are hereby amended or supplemented as follows:

New text is underlined, text to be deleted is struck through and notations to the reader and changes in subparagraph designations with or without changes to content are italicized.
The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 12-1.2 **Fees.**
[Ord. #84-76; Ord. #88-77; Ord. #179-81; Ord. #769-2015; Ord. No. 781-2016]

The fee for a construction permit shall be the sum of the subcode fees listing in paragraphs a. through o. hereof and shall be paid before the permit is issued as determined by the construction official.

a. General. The fees for various permits authorized pursuant to the uniform Construction Code shall be in accordance with the Provision of Chapter **23** Uniform Construction Code of the Administrative Code (N.J.A.C.) 5:23-1.1 et seq. as amended from time to time.

1. Plan Review. Twenty-five (25%) percent of the fee for a construction permit which shall be paid at the time of the application.

2. Construction Permit. The fees shall be the sum of all fees listed hereinafter, plus any special fees.

3. The annual construction permit fee shall be the estimated cost of alterations as contained hereunder

4. All fees to be rounded off to the nearest full dollars.

b. Basic Construction.

1. New Construction and Addition Fees. **[Ord. No. 781-2016]**

(a) New construction and additions in all use groups classification except for signs and structures or buildings special fees for which volume cannot be computed. The fees shall be $0.05 per cubic foot of volume of the building or structure. **[Amended 6-11-2018 by Ord. No. 807-18]**

(b)

(1) Residential: $100 minimum.

(2) Nonresidential: $150 minimum. **[Amended 6-11-2018 by Ord. No. 807-18]**

(3) Plan Review: $50.00

2. Renovations, alteration, repairs, pre-manufactured construction and minor work fees. **[Ord. No. 781-16]**

(a) Additions. The fee shall be $0.03 per cubic foot of volume of the addition. The minimum fee shall be $100 residential, $125 nonresidential.

(b) Renovations, alterations, installation of pre-manufactured units, foundation systems and all on-site work for pre-manufactured construction, repairs and/or minor work. The fee shall be $25 per $1,000 of estimated cost. **[Amended 6-11-2018 by Ord. No. 807-18]**

(c) Roofing and nonresidential siding. The fee shall be $15 for each $1,000 dollars or part thereof based upon the value of the work. **[Amended 6-11-2018 by Ord. No. 807-18]**

(d) A combination of Subsections **a**, **b**, and **c** shall be computed separately and the total fee shall be the total fees added together with any and all other applicable fees.

(e) Minimum fees:

(1) Residential: $75. **[Amended 6-11-2018 by Ord. No. 807-18]**

(2) Nonresidential: $110.

3. Special Fees: Structures for which volume cannot easily be computed.

(a) Swimming pools.

(1) The fee for the installation of a private in-ground swimming pool at least 24 inches deep or having a surface area of at least 250 square feet shall be $250. **[Amended 6-11-2018 by Ord. No. 807-18]**

(2) The fee for installation of an aboveground swimming pool or hot tub at least 24 inches deep or having a surface area of at least 250 square feet shall be $125. **[Amended 6-11-2018 by Ord. No. 807-18]**

(3) The fee for the installation and inspection of public in-ground swimming pools shall be $250. **[Amended 6-11-2018 by Ord. No. 807-18]**

(4) The fee for the installation of a pool compliant fence shall be $75.

(b) The permit fee for the installation of wood/coal burning stoves, fireplaces and /or chimney shall be $75. **[Ord. No. 781-2016; amended 6-11-2018 by Ord. No. 807-18]**

(c) The permit fee to install, erect or construct all utility and miscellaneous structures classified as Use Groups (U) shall be a fee of $25 per $1,000 of estimated cost, with a minimum fee of: **[Amended 6-11-2018 by Ord. No. 807-18]**

(1) Residential: $75.

(2) Nonresidential: $110.

(3) Plan Review: $50.00

(d) The permit to erect roof-mounted radio or television antennas exceeding 12 feet in height shall be $100.

(e) The permit to erect radio, television or other transceiving equipment shall be $200.

(f) Elevator fees.

(1) Elevators, escalators, dumbwaiters and conveying equipment. The fee shall be set by statute of the State of New Jersey.

(g) The fee for complete tent permits including electrical, fire/building permits, for charitable and nonprofit organization shall be $60. **[Ord. No. 781-2016]**

(h) Retaining walls. The fees shall be: **[Added 6-11-2018 by Ord. No. 807-18]**

(1) Less than 550 square feet: $100.

(2) More than 550 square feet: $200.

c. Fees for Continued Inspection of Equipment Subject of Limitations as Per N.J.A.C. 5:23-2.23(i).

1. Elevators. Fee shall be as set by statute of the State of New Jersey.

2. Platform Lists. Fee shall be as set by statute of the State of New Jersey.

3. Dumbwaiters. Fee shall be as set by statute of the State of New Jersey.

4. Hazard Uses and Places of Assembly. $150.

5. Cross-Connections and Backflow Preventers. $75.

6. Sprinklers. $150.

d. State of New Jersey Training Fees.

1. This fee shall be in the amount of $0.0334 per cubic foot volume of new construction. The fee for alterations and renovations shall be calculated based on $0.0170 per $1,000 of estimated cost computed in accordance with N.J.A.C. 5:23-2.28.

e. Demolition, Removal or Moving of Buildings and/or Structures. The fee shall be: **[Ord. No. 781-2016]**

1. Demolition.

(a) Minor accessory buildings, structures and inground pools: $100.

(b) One or two family dwellings not exceeding 30 feet in heights; $300. **[Amended 6-11-2018 by Ord. No. 807-18]**

(c) All other use groups, buildings or structures: $300. **[Amended 6-11-2018 by Ord. No. 807-18]**

2. Removal of a building or structure from a lot within the Borough of Little Silver to a location outside the borders of the Borough. The fee shall be $35 for the first $1,000 of estimated costs of removal, plus $15 for each additional $1,000 of estimated costs or any part thereof. The minimum for the removal of a building or structure shall be $75. **[Amended 6-11-2018 by Ord. No. 807-18]**

3. Moving a building or structure from one lot to another or to a new location on the same lot. The fee shall be $50 for the first $1,000 estimated costs, plus $50 for each additional $1,000 of cost or any part thereof. Estimated cost shall be the sum of the following: The cost of moving, plus the cost of the new foundation and all work required to place the building or structure in its completed condition in the new locations. The minimum fee shall be $75. **[Amended 6-11-2018 by Ord. No. 807-18]**

f. Estimated Costs: For the purpose of determining estimated costs, when referred to in this fee schedule, the applicant shall submit to the department cost data produced by the architect or engineer of record or by a recognized estimatory firm or by the contractor. A copy of the contractor's bid shall be submitted when available. The construction official will make the final decision regarding estimated cost based upon the recommendations of the appropriate subcode officials.

g. Fences: The fee for erection of a fence shall be $35 for the first two hundred (200) lineal feet of fence or any part thereof and ($15) dollars for each 100 lineal feet or any part thereof thereafter.

h. Signs, excluding Traffic Control Devices Meeting State Motor Vehicle Standards. The fee shall be five ($5) dollars per square foot of surface area of the sign, computed on one side only for double faced signs. The minimum fee shall be $60. **[Ord. No. 781-2016]**

i. Bulkheads, Dock and Piers for Construction and Repair of the Construction. Permit fee shall be $40for the first $1,000 of estimated cost and $20 for each additional $1,000 of estimated cost or part thereof.

j. Construction Trailers. The permit fee for a construction trailer to be used at a permitted construction site shall be $75.

k. Certificate of Occupancy per U.C.C.

1. The fee for a certificate of occupancy for new construction shall be $100.

(a) User Group R-3, per principal dwelling unit shall be $50.

R-3, additions and alterations shall be $50.

R-3, Accessory Uses shall be $25.

Each additional tenant space or separate unit shall be $50.

All other use groups, except Use Group T based fee shall be $100.

Use Group T shall be $25. **[Amended 6-11-2018 by Ord. No. 807-18]**

(b) The fees for a temporary certificate of occupancy for each structure shall be $75 for residential and $100 for commercial.

(c) The fee for a multiple temporary certificate of occupancy shall be $100 for each unit.

(d) The fee for a certificate of occupancy permit pursuant to a change in use shall be $150.

(e) The fee for a certificate of continued occupancy shall be $100.

l. Plumbing Subcode Fees.

1. Fixtures and stacks, including but not limited to sinks, urinals, water closets, bathtubs, shower stalls, floor drains, laundry tubs, sump pumps, drinking fountains, hose bibs, water conditioning systems, humidifiers, dishwashers, garbage disposals, clothes washers, and similar devices. The fee shall be $20 each. **[Amended 6-11-2018 by Ord. No. 807-18]**

(a) Gas piping to each application. The fee shall be $50.

2. Hot Water Heaters: **[Amended 6-11-2018 by Ord. No. 807-18]**

(a) Residential: $75 each.

(b) Nonresidential: $80 each.

3. Oil or Gas-Fired Boilers.

(a) Up to 250,000 BUT; fee shall be $100 per boiler. **[Amended 6-11-2018 by Ord. No. 807-18]**

(b) From 250,000 and higher, the fee shall be $150 per boiler.

(c) Radiant heat: $75. An additional fee of $10 per zone for each zone of the radiant system.

4. Sewer. The fee shall be: **[Amended 6-11-2018 by Ord. No. 807-18]**

(a) Residential: $100 each.

(b) Nonresidential: $125 each.

(c) Plan Review: $50.00

5. Special devices, including but not limited to gas fireplaces, pool drains, grease traps, oil separators, water-cooled air-conditioner units, pumps and similar pump devices. The fee shall be $75 each. **[Amended 6-11-2018 by Ord. No. 807-18]**

6. Yard Irrigation Systems: The fee shall be:

(a) Single-family homes: Sixty ($60) dollars each.

(b) Other than single-family homes: $100 each.

7. Roof Drains: The fee shall be $20 each. **[Amended 6-11-2018 by Ord. No. 807-18]**

8. Backflow Prevention Devices: The fee shall be $75 each. **[Amended 6-11-2018 by Ord. No. 807-18]**

9. Indirect Connections. The fee shall be $50 each. **[Amended 6-11-2018 by Ord. No. 807-18]**

10. Footing Drains and Window Wells. The fee shall be: **[Amended 6-11-2018 by Ord. No. 807-18]**

(a) Single-family homes: $75 each.

(b) Other than single-family homes: $100 dollars each.

11. Water Service Lines: The fee shall be: **[Amended 6-11-2018 by Ord. No. 807-18]**

(a) Residential: $100 each.

(b) Nonresidential: $125 each.

12. Heating Ventilation and Air Conditioning (HVAC); Air-Conditioner Condensate Drains. The fee shall be: **[Amended 6-11-2018 by Ord. No. 807-18]**

(a) 3/4 inch drain: $50 each.

(b) 1 inch drain: $60 each.

(c) 1 1/4 inch drain: $75 each.

(d) HVAC Ducts: $75 each per zone (residential) and $150 each per zone (nonresidential).

(e) Furnaces: The fee shall be $50 each.

13. Cross Connections. The fee shall be $25 each.

14. Trench Inspections. The fee shall be $35 each. **[Ord. No. 781-2016; amended 6-11-2018 by Ord. No. 807-18]**

15. The minimum plumbing subcode fee shall be: **[Ord. No. 781-2016; amended 6-11-2018 by Ord. No. 807-18]**

(a) Residential: $100 for each system.

(b) Nonresidential: $125 for each system.

(c) Plan Review: $50.00

m. Fire Protection Subcode Fees:

1. New Construction, Renovations, Alterations or Repairs. The minimum fee shall be:

(a) Residential: $75 for each system. **[Amended 6-11-2018 by Ord. No. 807-18]**

(b) Nonresidential: $150 for each system.

(c) Plan Review: $50.00

2. Each gas or oil fired appliances such as furnaces, ranges, stove, generators and fireplaces not connecting to the plumbing system shall be $50. **[Ord. No. 781-2016]**

3. Special Fixtures and Equipment.

(a) Fire suppression system, sprinkler systems, hood systems and all other applications of fire suppression systems. The fees for a period shall be $200 plus $4 per head. **[Amended 6-11-2018 by Ord. No. 807-18]**

(b) The fee for a permit and inspection of fire pumps shall be $100.

(c) The fee for a permit and inspection of fire escapes shall be $60 each.

(d) The fee for a permit and inspection for the installation or removal of above or underground storage tanks shall be:

(1) Up to 1,000 gallons: $100 each.

(2) Over 1,000 gallons and not exceeding 3,000 gallons: Two hundred ($200) dollars each.

(3) Over 3,000 gallons: $300 each.

(e) The fee for a permit inspection of gas pumps shall be $100 per nozzle. **[Amended 6-11-2018 by Ord. No. 807-18]**

(f) Standpipes: The fee shall be $150 each.

(g) Fees for smoke, CO and heat detectors, alarm systems, interconnected as wired or wireless systems:

(1) The fee for one to ten detectors shall be $75. **[Amended 6-11-2018 by Ord. No. 807-18]**

(2) The fee for 11-20 detectors shall be $150. **[Amended 6-11-2018 by Ord. No. 807-18]**

(3) The fee for 21-100 detectors shall be $200.

(4) The fee for 101-500 detectors shall be $300.

(5) The fee for over 500 detectors shall be $500.

4. The minimum fire subcode fee shall be:

(a) Residential: $75. **[Amended 6-11-2018 by Ord. No. 807-18]**

(b) Nonresidential: $85. **[Ord. No. 781-2016]**

n. Electrical Subcode Fees. Required for the installation, removal, alteration and/or replacement of all listed items.

1. Common electrical fixtures and devices, including but not limited to lighting outlets, wall switches, fluorescent fixtures, convenience receptacles, and similar fixtures or devices and are not listed elsewhere in this schedule and connected to nominal 240/120 VAC, 20 amperes (or less) branch circuits. The fee shall be: **[Amended 6-11-2018 by Ord. No. 807-18]**

(a) For one to ten fixtures or devices: $35.

(b) For each increment of 20 additional fixtures and devices: $25.

NOTE: Every gang of a fixture box or outlet box including splice boxes shall count as a device. Each recessed lighting fixture in an insulated space shall add one unit to the fixture count.

2. All other electrical products, not limited to electrical heating, cooling, service conductors, feeders, disconnect switches, switchboards, panel boards, motors, control equipment, generators, transformers, smoke detectors, air conditioners, cooling equipment, lighting standards, swimming pools, hot tubs, hydromassage bathtubs, spas, and steam baths. The fee shall be: **[Ord. No. 781-2016; amended 6-11-2018 by Ord. No. 807-18]**

(a) Residential steam room, sauna, indoor installation of hot tub, and similar devices: the fee shall be $100 each.

(b) Indoor installations of hydromassage bathtubs: $25 each.

(c) Ceiling fans and exhaust fans.

(1) Ceiling fan assemblies less than 35 pounds in weight and rated less than one horsepower: The fee shall be $10 each.

(2) Kitchen and bathroom exhaust fans rated less than one horsepower: The fee shall be $20 each.

(d) Circulator, pump, and blower motors that are part of a fossil fuel furnace system and are rated less than one horsepower: The fee shall be $20 each.

(e) Service, feeder and branch circuit trenches: The fee for each trench shall be $25 for the first 100 feet of

trench plus $10 for each additional 100 feet or part thereof.

(f) Transformers with 16 ampere or less output for low voltage lighting or annunciation: The fee shall be $20 each. If greater than sixteen (16) ampere output, the fee shall be $60 each.

(g) Swimming pools and hot tubs: **[Amended 6-11-2018 by Ord. No. 807-18]**

(1) Motors and pump shall be $25 each.

(2) Timers, low voltage transformers and similar devices, including a single receptacle shall be $15 each.

(3) Bonding. The fee shall be $20 each.

(4) Underwater lights: The fee shall be $30 each.

(5) Underwater sound equipment: The fee shall be $75 each.

(h) Each motor or electrical device less than or equal to ten hp; and for each transformer, generator, and device less than or equal to ten kW: The fee shall be $20. Air-conditioning condensers shall be priced at $20. **[Amended 6-11-2018 by Ord. No. 807-18]**

(i) Each motor or electrical device greater than ten kW and less than or equal to fifty hp; and for each transformer, generator and device greater than ten kW or less than or equal to thirty kW: the fee shall be $40 each. Air-conditioning condensers shall be priced at $40. **[Ord. No. 781-2016; amended 6-11-2018 by Ord. No. 807-18]**

(j) Each motor or electrical device greater than 50 hp and less than or equal to 100 hp; and for each transformer, generator and device greater than 35 kW and less than or equal to 112.5 kW: the fee shall be $100 each. **[Ord. No. 781-2016]**

(k) Each motor or electrical device greater than 100 hp; and for each transformer, generator and each device greater than 112.5 kW: The fee shall be $300 each. **[Ord. No. 781-2016]**

(l) Service panels, subpanels, automated transfer switches (ATS) or like components. The fee shall be:

100 amps or less	$100
100 amps — 200 amps	$150
201 amps — 300 amps	$200
301 amps — 400 amps	$250
401 amps or more	$300

(m) Radiant heat (electric): The fee shall be $20 each. **[Ord. No. 781-2016]**

(n) Solar Systems: New installations greater than one kW and less than or equal to twenty kW — the fee shall be $150. New installations greater than twenty kW — the fee shall be $300. **[Ord. No. 781-2016]**

3. Protective Signaling Systems. This includes, but is not limited to fire alarms, smoke alarms, burglar alarms, nurse call systems, video systems, communication outlets and other monitoring systems. The fee shall be:

(a) For one to 15 devices: $75. **[Ord. No. 781-2016; amended 6-11-2018 by Ord. No. 807-18]**

(b) For each additional one to 5 devices: $10.

4. For weekend or other than normal work hour shut-downs and/or inspections such as service shutdowns: The fee shall be $350.

5. The minimum electrical subcode fees shall be:

Residential $75 **[Amended 6-11-2018 by Ord. No. 807-18]**

Nonresidential $85 **[Ord. No. 781-2016]**

6. The minimum fee for amending or changing a permit shall be $50.

7. The minimum fee for a swimming pool or outdoor hot tub and pool-compliant fence barriers shall be: **[Amended 6-11-2018 by Ord. No. 807-18]**

(a) $75 when underwater lighting is not to be used or when fiber optic lighting provides the light source.

(b) $250 which underwater lighting is to be used.

(c) Pool-compliant fence and gate barrier enclosures. The fee shall be $75.

o. Mechanical Inspection Fees

1. Minimum Fee: $85.00

2. Water Heater: $75.00

3. Fuel oil piping: $20.00

4. Gas piping connection: $50.00

5. Steam Boiler: $100.00

6. Hot water boiler: $100.00

7. Hot air furnace: $50.00

8. Fireplace: $50.00

9. Generator: $50.00

10. Condensate Drain: $60.00

11. Chimney Liner: $50.00

_16A-3.4 Fees:

B: Grading Permit:

Application Individual:
$150

1. House Location Plot/Grading Plans for fill over 10 cubic yards or more than 200 Square Feet of Disturbance and swimming pools. $150

2. Like kind repairs and replacements under $2,500 shall not require A development permit.

3. Professional review costs for grading permit application shall be in accordance with Section 16A-3.4M

Council	Motion	2nd	Ayes	Nays	Abstain	Absent
Councilwoman Brannagan			X			
Councilman Brennan		X	X			
Councilman Christensen			X			
Councilman Galante			X			
Councilman Holzapfel						X
Councilman Smith	X		X			
Mayor Neff						
		VOTE	6	0		

1. Borough of Little Silver **AMEND THE CODE OF THE BOROUGH OF LITTLE SILVER BY AMENDING CHAPTER XII BUILDING AND HOUSING AND CHAPTER XVI LAND USE AND DEVELOPMENT AND VARIOUS ASSOCIATED FEES.**

ORDINANCE #871-23:

Advertised in the TRT July 20, 2023

Introduced: July 17, 2023

Passed: August 14, 2023

Adopted: August 14, 2023

I, Kevin J. Burke, Jr., Borough Administrator/ Borough Clerk of the Borough of Little Silver do hereby certify that the foregoing is a true copy of Ordinance #871-23, that was passed upon the 2nd reading and public hearing at a meeting held on August 14, 2023, of the Borough Council of the Borough of Little Silver.

Kevin J. Burke, Jr.
Administrator/Borough Clerk