

BOROUGH OF ORADELL
BERGEN COUNTY, NEW JERSEY
ORDINANCE #25-9

This ordinance published herewith was introduced and passed upon first reading at a meeting of the Borough Council of the Borough of Oradell, in the County of Bergen and State of New Jersey, held on September 9, 2025 7:30 PM. It will be further considered for final passage after public hearing thereon, at a Public Meeting of said Borough Council to be held in the Town Hall, in said Borough, on September 30, 2025 at 7:30 PM, and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office in said Borough Hall to the members of the general public who shall request the same.

LAURA J. LYONS
Municipal Clerk

**BOROUGH OF ORADELL
ORDINANCE # 25-9**

**AN ORDINANCE OF THE BOROUGH OF ORADELL AMENDING THE BOROUGH'S
CODE, SPECIFICALLY CHAPTER 115, FEES**

WHEREAS, the Oradell Construction Code Official has proposed certain changes to Chapter 115, Fees, specifically §115-1 to §115-4; 115-6; 115-10 and 115-12; and

WHEREAS, the Ordinance Committee has reviewed the changes and recommends that the Governing Body approve these revisions to the Code; and

WHEREAS, the Borough Attorney has reviewed these changes and deemed them to be in order; and

WHEREAS, the Governing Body has determined that it is in the best interest of the public safety of all the residents in the Borough to make the recommended revisions to Chapter 115 of the Code.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Oradell as follows:

SECTION 1. - Plumbing Subcode Fees §115-1, C

A. Replace §115-1, C, paragraphs (3)(a) and 3(c) and with the following text:

(a) For the installation of grease traps, oil separators, other separators, water softeners, refrigeration units, sewer/sump pumps, the fee shall be in the amount of \$125 for use groups R-3 and R-5 and for all other use groups \$200.

(c) For the installation of backflow preventors, mixing valves and pressure reducing valves the fee shall be in the amount of \$50 for use groups R-3 and R-5 and all other use groups \$125.

B. Add new paragraph (3)(f) as follows:

(f) For the installation of testable backflow preventors for underground sprinkler systems, the fee shall be in the amount of \$125 for use groups R-3 and R-5, and all other use groups \$200.

C. Replace §115-1, C, paragraph (5) with the following text:

(5) The fee for a sanitary sewer connection shall be in the amount of \$150.

D. Add §115-1, C, add new paragraph (12) and move current paragraph (12) to (13) as follows:

(12) The fee for the pool/spa drains shall be in the amount of \$85.00 for each drain.

(13) Any item not listed within this section shall have a fee as determined by the Plumbing Subcode Official.

E. §115-1, C, paragraph (6) (c) with the following text (fees for gas installation):

(c) For the installation of hydronic piping, and radiant heat the fee shall be in the amount of \$75 for use groups R-3 and R-5 and for all other use groups \$200.

SECTION 2. – Mechanical Subcode Fees §115-1, F

A. Replace §115-1, F, paragraph (1) (a), (b), (c), (d) with the following text:

(1) The fees for special devices shall be as follows:

(a) For the installation of LP gas tank, oil tank, gasoline tank, dispenser pump, the fee shall be in the amount of \$125 for use groups R- 3 and R-5.

(b) For the installation of backflow preventors, mixing valves, and pressure reducing valves the fee shall be in the amount of \$50 for use groups R-3 and R-5.

(c) For the installation of the testable backflow preventors for underground sprinkler systems, the fee shall be in the amount of \$125 for the use groups R-3 and R-5.

(d) For the installation of air-conditioning condenser units, air handler, ductwork, chimney liners, interceptors, the fee shall be in the amount of \$75 for use groups R-3 and R-5.

(e) For the installation of condensate drains, the fee shall be in the amount of \$35 for use groups R-3 and R-5.

B. Replace §115-1, F paragraph (2) (a), (b), (c) with the following text:

(2) The fees for gas installation shall be as follows:

(a) For the installation of gas piping, the fee shall be in the amount of \$50 for use groups R-3 and R-5.

(b) For the installation of fuel oil piping, the fee shall be in the amount of \$75 for use groups R-3 and R-5.

(c) For the installation of hydronic piping, and radiant heat the fee shall be in the amount of \$75 for use groups R-3 and R-5.

Paragraph (2)(d) shall remain unchanged.

C. Replace, F paragraph (3) with the following text:

(3) For the installation of gas range, gas dryer, gas grill, gas fireplace/logs, hot water heater, the fee shall be in the amount of \$75 for use groups R-3 and R-5.

D. Replace §115-1, F paragraph (4) with the following text:

(4) For the installation or replacement of gas space/wall heaters, gas refrigerator, gas-fired furnace, HVAC, steam boiler, hot-water boiler, gas-fired unit heater, gas-fired conversion burner, gas air conditioner, gas-fired commercial dryer, gas engine driven generator, gas incinerator, swimming pool heater, the fee shall be in the amount of \$150 for use groups R-3 and R-5.

SECTION 3. Certificates of Occupancy §115-2

A. Change the title of §115-2, Subsection B to:

B. RRC RESALE and or RENTAL CERTIFICATION.

B. Replace §115-2, B paragraph (2) with the following text:

(2) R-3 and R-5 (one- and two-family dwellings): \$130 for the first inspection and \$60 for any other inspection thereafter. Two-family dwellings require an application for each unit.

C. Add new subsection C to §115-2 as follows:

C. Lead-based paint inspections.

Fees for inspections:

(1) Lead-based paint inspection: In addition to the general inspection fees due pursuant to this section, a separate fee shall be invoiced from the borough's certified lead evaluation service at their contracted inspection rate along with an additional \$40 administrative fee and a \$20 fee to be collected and sent to the Lead Hazard Control Assistance Fund. Said fees shall be dedicated to meeting the costs of implementing and enforcing this subsection.

(2) Alternatively, a property owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services licensed by the Department of Community Affairs to satisfy the requirements of Sec. 22-346(c)(1)(b), in which case, the fees shall be as follows: administrative fee of \$40 and \$20 for the Lead Hazard Control Assistance Fund.

SECTION 4. Contractor's Registration §115-3

Replace §115-3, Subsections A & B with the following text:

A. For original registration: \$125.

B. Renewal of registration (yearly) within 30 days after expiration of original or renewal registration: \$75. The renewal date shall be on a yearly basis from the date of original registration.

Subsection C shall remain unchanged.

SECTION 5. Miscellaneous Construction fees §115-4

Replace §115-4, A paragraphs (3), (4), (5) & (6) with the following text:

(3) For the installation of a fence, the fee shall be in the amount of \$80 for use groups R-3 and R-5 and for all other use groups \$180.

(4) For the installation of curb, apron and sidewalks, the fee shall be in the amount of \$50 each for use groups R-3 and R-5, and all other use groups \$150.

(5) For the installation or resurfacing of a driveway, the fee shall be in the amount of \$80 for use groups R-3 and R-5. For commercial parking lot resurfacing and lane striping, the fee shall be in the amount of \$28 per \$1,000. Or fraction thereof, for the estimated cost of work.

(6) The fees for the right-of-way opening permit shall be as follows (per square yard or per linear foot), minimum permit fee of \$300 applies.

SECTION 6. Miscellaneous Code Enforcement fees §115-6

Replace §115-6, Subsection B with the following text:

B. The annual fee for an outdoor café license shall be \$175.

SECTION 7. Land Use fees §115-10

Replace §115-10, Subsection A with the following text:

A. Zoning permit review application for initial review of construction plans or for municipal codes, the fees shall be in the amount of:

- 1) Residential use groups R-3 and R-5 the fee shall be \$80. with a re-review fee of \$70.
- 2) New commercial business / tenants the fee shall be \$100. with a re-review fee of \$70.
- 3) Commercial property site plan the fee shall be \$250. with a re-review fee of \$100.

SECTION 8. Garage Sale fees §115-12

Replace §115-12, Subsection B with the following text:

B. Signs: \$1 per sign, total of five signs. Only Borough signs are permitted. Signs shall not be displayed on telephone poles or Borough trees.

SECTION 9.

All other provisions and requirements of these Chapters shall remain in full force and affect.

SECTION 10.

If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 11.

In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Oradell, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Oradell are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 12.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

SECTION 13.

This Ordinance shall take effect immediately upon passage and publication as required by law.

ATTEST:

APPROVED:
BOROUGH COUNCIL OF THE
BOROUGH OF ORADELL

LAURA J. LYONS, CPM, RMC, RPPO

By: _____
JAMES G. KOTH III, MAYOR