

First Reading:	06-06-2024
Publication:	06-13-2024
Second Reading:	06-20-2024
Publication:	06-27-2024

**ORDINANCE NO. 2782**

**AN ORDINANCE AMENDING CHAPTER 16 OF THE CODE OF THE BOROUGH OF  
ROSELLE PARK ENTITLED, "BUILDING AND CONSTRUCTION"**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Roselle Park, County of Union and State of New Jersey that Chapter 16 of the Code of the Borough of Roselle Park be and hereby is amended as follows:

**SECTION 1.** Amending Fees for Roofing and Siding

§ 16-1.3 Fees.

a. The fees to be charged for a construction permit shall be the sum of the below fees and shall be paid before the permit is issued. Fees may be rounded to the nearest dollar amount.

1. The Building Subcode fees shall be as follows:

(a) For new construction and additions, the fees are based on volume in cubic feet. The fee shall be six cents (\$0.06) per cubic foot for use Groups R-3 and R-5 and seventy and one-half cents (\$0.075) per cubic foot for all other Use Groups. The minimum fee shall be four-hundred dollars (\$400.00) for use groups R-3 and R-5 and six-hundred dollars (\$600.00) for all other use groups.

(b) For renovations, alterations and repairs, the fees shall be based on estimated cost of the work, except that the minimum fee shall be one-hundred dollars (\$100.00) for use groups R-3 and R-5 and two-hundred dollars (\$200.00) for all use groups other than R-3 and R-5. The fee shall be calculated at a rate of forty dollars (\$40.00) per one thousand (\$1,000.00) dollars of construction value.

(c) Plan Review. The fee for plan review shall be twenty (20%) percent of the amount charged for the construction permit. The amount of this fee shall be deducted from the amount of the fee due for a construction permit. Plan review fees are not refundable.

(d) Demolition Fees:

(1) Demolition of a one- or two-family residence shall be two-thousand dollars (\$2,000.00);

(2) All other use groups shall be three-thousand five-hundred dollars (\$3,500.00);

(3) Residential accessory structures shall be one-hundred fifty dollars (\$150.00);

(4) Sewer and water capping associated with a demolition permit (Plumbing Subcode) shall be two hundred (\$200.00) dollars each.

(e) Roofing and Siding:

- (1) ~~The fees for roofing and siding work completed on structures in use groups R-3 and R-5 shall be two hundred (\$200.00) dollars when the cost of work is less than six thousand (\$6,000.00) dollars and three hundred dollars (\$300.00) when the cost of work exceeds six thousand (\$6,000.00) dollars or more. Roofing and siding for all use groups, other than R-3 and R-5 shall be priced as rehabilitation. The fee shall be calculated at a rate of forty (\$40.00) dollars per one thousand (\$1,000) dollars of construction value.~~
- (2) ~~Roofing and siding of an accessory structure (ex: garage) will be one hundred dollars (\$100.00). The fee for repair or replacement of Poly-propylene siding, for all Use Groups, shall be calculated at a rate of forty (\$40.00) dollars per thousand (\$1,000) of construction value.~~
- (3) ~~Roofing and siding for all other use groups shall be priced as rehabilitation. The fee shall be calculated at a rate of forty dollars (\$40.00) per one thousand (\$1,000) dollars of construction value.~~

(f) Elevator Fees:

The fees shall be as set forth in N.J.A.C. 5:23-12.

(g) Sign Fees:

The fee for a permit to construct a sign shall be in the amount of six dollars (\$6.00) per square foot surface of the sign, computed on one side only for double faced signs. The minimum fee shall be one-hundred fifty dollars (\$150.00).

(h) Certificate of Occupancy Fees, New Construction or Alterations:

- (1) The fee for use group R-5 reconstructions and additions shall be 10% of the total cost of the permit with a minimum fee of three-hundred dollars (\$300.00).
  - i. The fee for new construction R-5 shall be the greater of 10% of the total cost of the permit or a minimum fee of five-hundred dollars (\$500.00).
  - ii. The fee for a Certificate of Occupancy issued for decks and pools, both in ground and above ground and accessory structures, shall be one-hundred dollars (\$100.00).
- (2) The fee for all use groups other than R-5 shall be the greater of 10% of the total cost of the permit or a minimum fee of six-hundred dollars (\$600.00).
- (3) The fee for a Certificate of Occupancy granted pursuant to a change of use shall be five-hundred dollars (\$500.00).

(4) The fee for a Certificate of Continued Occupancy, **based upon the applicants' request**, shall be five hundred dollars (\$500.00).

(5) The fee for a Temporary Certificate of Occupancy certifying that work was done under a construction permit and complies with DCA bulletin (01-2) or its successor shall be ~~two hundred dollars (\$200.00) for use group R-5 and four hundred dollars (\$400.00) for all use groups other than R-5~~ **thirty dollars (\$30.00) for all use groups.**

**(6) Certificates of Approval shall carry no fee.**

(i) Asbestos Abatement Fees:

An administrative fee of five-hundred dollars (\$500.00) shall be charged for an asbestos abatement project.

(j) Variation Fees:

The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be five hundred (\$500.00) dollars for Class I structures and one hundred fifty (\$150.00) dollars for Class II and Class III structures.

(k) Swimming Pools:

(1) The fee for an aboveground swimming pool shall be two-hundred dollars (\$200.00).

(2) The fee for an in-ground swimming pool shall be nine-hundred dollars (\$900.00).

(3) The fee for a fence as part of a pool enclosure shall be one-hundred dollars (\$100.00).

(l) Lead Abatement:

(1) The fee for a permit for lead abatement work shall be two-hundred dollars (\$200.00).

(2) The fee for a lead abatement clearance certificate shall be thirty (\$30.00) dollars.

(m) Storage Tanks, Installation and Removal Per Tank:

(1) Tanks unregulated as per DCA Bulletin 95-1B or its successor: one-hundred fifty dollars (\$150.00).

(2) Regulated tanks as per DCA Bulletin 95-1D or its successor: one thousand five hundred (\$1,500.00) dollars.

2. The Plumbing Subcode fees shall be as follows:
  - (a) All plumbing fixtures, stacks and vents, including but not limited to all sinks, urinals, water closets, bathtubs, fountains, dishwashers, garbage disposals, clothes washers, floor drains, roof drains including roof leaders, or similar devices: forty dollars (\$40.00) per fixture; minimum fee of one-hundred dollars (\$100.00).
    - (1) Sewer capping, water line capping two hundred (\$200.00) dollars each.
    - (2) Condensate pumps A/C: fifty dollars (\$50.00).
    - (3) Back wash discharge & pool heaters all pools: one-hundred twenty-five dollars (\$125.00).
  - (b) Special devices, grease traps, oil, sewage ejectors, separators, water-cooled air-conditioning, utility service connections (sewer or water), not limited to sump pump, water softener, gas pipe, waterlines: two-hundred dollars (\$200.00) per unit.
    - (1) Sewer capping, water line capping two hundred (\$200.00) dollars each.
    - (2) Condensate pumps A/C: fifty dollars (\$50.00).
    - (3) Back wash discharge & pool heaters all pools: one-hundred twenty-five dollars (\$125.00).
  - (c) Boilers, furnaces and hot air furnace replacements including AC condenser unit replacements in the same location: two-hundred fifty dollars (\$250.00) per unit; steam or hot water boiler: need backflow preventer.
    - (1) Unit heaters: one hundred fifty (\$150.00) dollars.
    - (2) Hot air furnace with A/C (New, or relocated within the structure): one-hundred fifty dollars (\$150.00).
    - (3) Gas air test six (6) month shut off only: one-hundred dollars (\$100.00).
  - (d) Hot water heaters:
    - (1) One-hundred dollars (\$100.00) per unit for use groups R-3 or R-5.
    - (2) One hundred one-hundred fifty dollars (\$150.00) for all other use groups.
  - (e) Backflow and pressure-reducing devices:
    - (1) Backflow preventer for residential home only: thirty-five (\$35.00) dollars.
    - (2) Industrial backflow preventer: one-hundred dollars (\$100.00).
    - (3) Backflow preventer lawn sprinkler: seventy-five (\$75.00) dollars.
    - (4) Backflow preventer yearly test: one hundred (\$100.00) dollars.
  - (f) Oil tank piping:

- (1) 1 gallon to 550 gallons: one-hundred dollars (\$100.00).
- (2) Oil Tank piping for tanks above 550 gallons: one-hundred fifty dollars (\$150.00).
- (3) Oil storage tank with double wall containment: one-hundred fifty dollars (\$150.00).

3. The Electrical Subcode fees shall be as follows:

(a) Receptacles and fixtures including smoke detectors, heat detectors, intercom devices, and burglar alarms.

- (1) One (1) to fifty (50): one-hundred dollars (\$100.00);
- (2) Each additional twenty-five (25) fixtures: fifty dollars (\$50.00);
- (3) Parking lot light standards, each: seventy-five dollars (\$75.00).

(b) Motors and electrical devices.

- (1) One-half (0.5) horsepower to ten (10) horsepower: sixty dollars (\$60.00);
- (2) Ten and one-tenth (10.1) horsepower to twenty-five (25) horsepower: one-hundred dollars (\$100.00);
- (3) Twenty-five and one-tenth (25.1) horsepower to fifty (50) horsepower: one-hundred seventy-five dollars (\$175.00);
- (4) Fifty and one-tenth (50.1) horsepower to seventy-five (75) horsepower: two-hundred dollars (\$200.00);
- (5) Seventy-five one-tenth (75.1) horsepower to one hundred (100) horsepower: two-hundred fifty dollars (\$250.00);
- (6) One hundred and one-tenth (100.1) horsepower and larger: five hundred (\$500.00) dollars.

(c) Transformers and generators.

- (1) One (1) kilowatt to ten (10) kilowatts: one-hundred dollars (\$100.00);
- (2) Ten and one-tenth (10.1) kilowatts to fifty (50) kilowatts: one-hundred fifty dollars (\$150.00);
- (3) Fifty and one-tenth (50.1) kilowatts to one hundred twelve and a half (112.5) kilowatts: two-hundred dollars (\$200.00);

- (4) One hundred twelve and six-tenths (112.6) kilowatts and larger: five hundred (\$500.00) dollars.
- (d) Service equipment, including service panel, service entrance, sub-panel and automatic transfer switches.
  - (1) Zero (0) to one forty-nine and nine-tenths (149.9) amperes: one-hundred dollars (\$100.00);
  - (2) One hundred fifty (150) to two hundred ninety-nine (299) amperes: two-hundred fifty dollars (\$250.00);
  - (3) Three hundred (300) amperes to four hundred fifty (450) amperes: three hundred (\$300.00) dollars;
  - (4) Four hundred fifty-one (451) amperes to six hundred forty-nine amperes (649): four hundred (\$400.00) dollars;
  - (5) Six hundred fifty amperes and larger: one thousand (\$1,000.00) dollars
- (e) Other electrical items including gas-pipe bonding: one-hundred dollars (\$100.00).
- (f) Minimum electrical permit fee (including permit updates): one-hundred dollars (\$100.00).
- (g) Low Voltage Service Equipment:
  - (1) Low voltage fees:
    - i. Alarms R-3 & R-5 use groups: one-hundred dollars (\$100.00).
    - ii. Alarms all other use groups: two-hundred fifty dollars (\$250.00) up to 25 contacts, additional contacts shall be charged out at a rate of one-hundred dollars (\$100.00) for each additional 25 contacts or fraction thereof.
    - iii. Data: 1 to 50: two hundred (\$200.00) dollars; each additional connections or fraction thereof: one-hundred dollars (\$100.00).
    - iv. Telephone: 1 to 50: one hundred fifty (\$150.00) dollars; each additional 25 connections or fraction thereof: one-hundred dollars (\$100.00).
  - (2) High Voltage Service-minimum fee: one thousand five hundred (\$1,500.00) dollars.
- (h) Swimming pools.
  - (1) Permit fee:

- i. Above-ground: one hundred twenty-five (\$125.00) dollars.
  - ii. In-ground: five hundred (\$500.00) dollars.
- (2) Pumps, bonding, convenience outlets, lights, sweepers and other accessories: At the rates set forth in other section of this ordinance or at published rates. For in ground pool the fee shall be one-hundred dollars (\$100.00).
  - (3) Annual inspection fee. All pools other than private pools, which are accessory to one- and two-family homes, are subject to an annual electrical inspection. The fee shall be three hundred (\$300.00) dollars.
  - (4) Pool bonding certification for in-ground public pools shall be one hundred twenty-five (\$125.00) dollars.
- (i) Solar Equipment.
    - (1) Less than 10 KW, one-hundred twenty-five dollars (\$125.00).
    - (2) From 10 KW to 20 KW, two-hundred dollars (\$200.00).
    - (3) From 20.1 KW to 50 KW, three-hundred dollars (\$300.00).
    - (4) From 50.1 KW to 100 KW, four-hundred dollars (\$400.00).
    - (5) Over 100 KW, six-hundred dollars (\$600.00).
    - (6) First forty (40) photovoltaic panels, two-hundred fifty dollars (\$250.00).
    - (7) Forty-one to eighty (80) photovoltaic panels, four-hundred dollars (\$400.00).
    - (8) Eighty-one to one-hundred (100) photovoltaic panels, five-hundred dollars (\$500.00).
    - (9) Greater than one-hundred (100) photovoltaic panels, six-hundred dollars (\$600.00).

4. The Fire Subcode fees shall be as follows:

- (a) Sprinkler, wet and dry, based upon the number of heads being installed:

<b>Number of Heads</b>	<b>Fee</b>
1 to 20	\$300.00
21 to 100	\$500.00
101 to 200	\$800.00

Number of Heads	Fee
201 to 400	\$1,200.00
401 to 1,000	\$1,500.00
Over 1,000.	\$1,800.00

(b) Smoke and heat detectors, horns, strobes, bells, tempers, pull stations, water flow alarms, and similar devices, all use groups.

(1) 1 to 8: \$100.00

(2) Each additional 8: \$75.00

(c) Pre-engineered systems:

(1) CO (2) Suppression: three-hundred dollars (\$300.00).

(2) Halon Suppression: three-hundred dollars (\$300.00).

(3) Foam Suppression: three-hundred dollars (\$300.00).

(4) Dry Chemicals: three-hundred dollars (\$300.00).

(5) Wet Chemicals: three-hundred dollars (\$300.00).

(d) Standpipe: three hundred (\$300.00) dollars.

(e) Kitchen hood exhaust systems: three-hundred dollars (\$300.00). (Excludes R-2, R-3, & R-5 Residential Use Groups)

(f) Incinerators: five hundred (\$500.00) dollars.

(g) Crematoriums: one thousand (\$1,000.00) dollars.

(h) Gas or oil-filled appliances including chimney liners: one-hundred dollars (\$100.00).

(i) Exit and emergency lights (including exit discharge lights):

(1) 1-5: one-hundred dollars (\$100.00);

(2) Each additional 5: fifty dollars (\$50.00).

(j) The fee for each standalone sprinkler system water main shall be two hundred (\$200.00) dollars. (Designed under NFPA 13)

(k) Tank installations:



- (1) Unregulated tanks: one-hundred fifty dollars (\$150.00) installed under DCA Bulletin 95-1A;
- (2) Regulated tanks: one-thousand five-hundred dollars (\$1,500.00) installed under DCA Bulletin 95-1C;
- (3) Emergency shut-off device and gasoline dispensers: one hundred-fifty (\$150.00) dollars per device.

(l) The minimum fee for Fire Subcode is one-hundred dollars (\$100.00).

5. General provisions.

- (a) Receipt of a fully completed application for a permit, signed by the applicant, is a prerequisite for conducting inspections and issuing permits.
- (b) All fees set forth herein shall cover the costs of two (2) inspections made on any one (1) application.
- (c) Each additional inspection on any one (1) application shall require a minimum re-inspection fee of one-hundred dollars (\$100.00).
- (d) An authorized representative of the applicant, as well as the licensed contractor's representative (all Subcodes) shall be present at the work site for each inspection to be made.
- ~~(e) After working hours or Saturday inspections may be scheduled at the discretion of the Construction Code Official. The charge shall be two hundred (\$200.00) dollars per hour with a two (2) hour minimum in addition to the fees set forth in this ordinance.~~
- ~~(f)~~(e) The estimated cost (value) of work for any Subcode shall include all costs associated with the project, (N.J.A.C. 5:23-2.14) the costs shall include all labor, materials, and contractor's profit. The amounts entered on the permit application forms are subject to review by the Construction Official, who may approve or modify them as necessary using the latest addition of the Means Cost Data guide. A copy of the contract, contractor's proposal, or an estimate submitted by a New Jersey Licensed Design Professional or licensed contractor is required.

~~(g)~~(f) Non-Use; Lapse of Permits:

- (1) In the event that a permit once issued and paid for shall not be exercised or constructed, the permittee shall be entitled to a refund in the amount of the fee paid upon a written application therefore and return of the permit issued less the twenty (20%) percent designated as plan review.

- (2) In the event a permit shall lapse by reason of time, the fee upon application for renewal shall be the full price of the permit as calculated by the most currently adopted fees as listed in this ordinance.
  - (3) The fee for a charge of contractor shall be one-hundred dollars (\$100.00) per Subcode (Minimum Fee).
6. Waiver of enforcing fees for the following:
  - (a) Construction performed by or on behalf of the Borough of Roselle Park;
  - (b) Construction to a public building owned by the County of Union or the Roselle Park Board of Education;
  - (c) Houses of Worship within the Borough of Roselle Park when they "own the land and improvements" where they conduct services; and
  - (d) Federal 501(c)(3) Organizations within the Borough of Roselle Park when they "own the land and improvements."
- b. The Construction Official shall, with the advice of the Subcode Officials, prepare and submit to the Mayor and Council annually 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 Act.
- c. Surcharge Fee.
  1. 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, in addition to the fees specified above, a surcharge fee as outlined in N.J.A.C. 5:23-4.19. The surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarters ending September 30, December 31, March 31 and June 30 and not later than one (1) month next succeeding the end of the quarter for which it is due. All fees calculated shall be rounded off to the closest dollar amount.
  2. 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, the report shall be for the third and fourth quarters only.
- d. The fees contained in this subsection shall not apply to the Borough of Roselle Park. The Construction Code Official or other applicable Subcode Official shall be permitted to waive any of the fees listed in paragraph a1, 4, 5, 6, 7, 8, 9, and 10 at his discretion if the person or entity applying for the permit is the Board of Education of the Borough of Roselle Park.

**SECTION 2.** Invalidity

If any section or portion of a section of this Code shall be invalid for any reason, such invalidity shall not affect the validity of the remaining sections or portions of this Ordinance.

**SECTION 3.** Inconsistent Ordinances Repealed.

All Ordinances or parts of Ordinances, to the extent that they are inconsistent herewith, are hereby repealed.

**SECTION 4.** Captions.

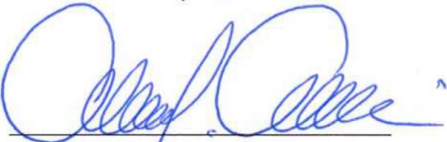
Captions contained in this Ordinance have been included only for the purpose of facilitating reference to the various sections and are not intended and shall not be utilized to construe the intent and meaning of the text of any section. Likewise, all strike through text, ~~thusly~~, should be considered a deletion from Borough Code, and all bolded text, **thusly**, should be considered an addition to Borough Code.

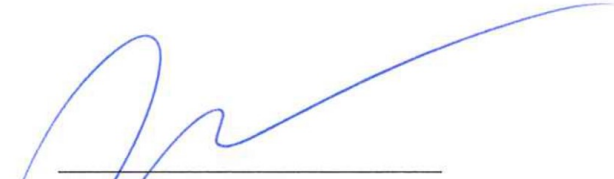
**SECTION 5.** Effective Date.

This Ordinance shall become effective upon publication of the Notice of Final Adoption prepared by the Office of the Borough Clerk.

Introduction: May 16, 2024

Adoption: June 6, 2024

Attest:   
Andrew J. Casais, RMC  
Borough Clerk

  
Joseph Signorello III  
Mayor

Record of Vote – Introduction				
	Aye	Nay	Abstain	Absent
Petrosky	X			
Johnson	X			
Signorello	X			
Robaina	X			
Lyons	X			
Patel	X			

Record of Vote – Adoption				
	Aye	Nay	Abstain	Absent
Petrosky	X			
Johnson	X			
Signorello	X			
Robaina	X			
Lyons	X			
Patel	X			

Copy To: Richard Belluscio (Construction Official; Department of Code Enforcement)