

**BOROUGH OF WRIGHTSTOWN  
COUNTY OF BURLINGTON, NEW JERSEY  
ORDINANCE #2019-05**

**AN ORDINANCE AMENDING CHAPTER 57, ENTITLED CONSTRUCTION CODES,  
UNIFORM, OF THE CODE OF THE BOROUGH OF WRIGHTSTOWN, NEW JERSEY**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WRIGHTSTOWN, IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY AS FOLLOWS:

**Section One:** Chapter 57 of the Code of the Borough of Wrightstown is hereby amended as set forth in this Ordinance.

**Section Two:** Section 57-3 is amended to delete the Fee Schedule at the end of the Section in its entirety and replace it with the following Fee Schedule:

**FEE SCHEDULE**

**Building Fee Schedule-1**

**Use Groups B, E, H-1, H-2, H-3, H-4, H-5, I-1, I-2,  
I-3, I-4, M, R-1, R-2, R-3, R-4, R-5, U**

**Minimum Fee: \$75.00**

**New/Addition**

|              |                        |
|--------------|------------------------|
| New building | \$0.041 per cubic foot |
| Addition     | \$0.041 per cubic foot |

**Alteration**

|                 |                  |
|-----------------|------------------|
| First \$50,000  | \$36 per \$1,000 |
| Second \$50,000 | \$28 per \$1,000 |
| Over \$100,000  | \$23 per \$1,000 |

**Demolition**

|   |       |
|---|-------|
| Fee for a structure less than 5,000 square feet in area and less than 30 feet in height, for one- or two-family residences (R-3), and for structures on farms, including commercial farms (includes residential storage tank removal) | \$100 |
| Fee for all other structures (includes commercial storage tank removal)   | \$150 |

**Signs**

Square Foot area of sign (based on one side)

|  |                        |
|--|------------------------|
| of double-sided sign)                            | \$1.50 per square foot |
| Minimum Fee                                      | \$55                   |
| Ground/wall per square foot:                     |                        |
| First 100 feet                                   | \$1.50 per foot        |
| Next 400 feet                                    | \$1.50 per foot        |
| Thereafter                                       | \$1.50 per foot        |
| Minimum fee                                      | \$50                   |
| Asbestos abatement permit [N.J.A.C. 5:23-8.9(a)] | \$93                   |
| Lead abatement permit [N.J.A.C. 5:23-4.20(3)ix]  | \$150                  |
| Pool:  |                        |
| In-ground  | \$265                  |
| Above ground                                     | \$100                  |
| Fence (exceeding 6 feet)                         | See alteration fees.   |
| Roofing  | See alteration fees.   |
| Siding   | See alteration fees.   |

**Building Fee Schedule-2**

**Use Groups A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1, S-2**

**Minimum Fee: \$75.00**

**New/Addition**

|              |                        |
|--------------|------------------------|
| New building | \$0.030 per cubic foot |
| Addition     | \$0.030 per cubic foot |

**Alteration**

|                 |                  |
|-----------------|------------------|
| First \$50,000  | \$36 per \$1,000 |
| Second \$50,000 | \$28 per \$1,000 |
| Over \$100,000  | \$23 per \$1,000 |

**Demolition**

|   |       |
|---|-------|
| Fee for a structure less than 5,000 square feet in area and less than 30 feet in height, for one- or two-family residences (R-3), and for structures on farms, including commercial farms (includes residential storage tank removal) | \$100 |
| Fee for all other structures (includes commercial storage tank removal)   | \$200 |

## Signs

|   |                        |
|---|------------------------|
| Square Foot area of sign (based on one side of double-sided sign) | \$1.50 per square foot |
| Minimum Fee   | \$55                   |
| Ground/wall per square foot:                                      |                        |
| First 100 feet  | \$1.50 per foot        |
| Next 400 feet   | \$1.50 per foot        |
| Thereafter  | \$1.50 per foot        |
| Minimum fee   | \$50                   |
| Asbestos abatement permit [N.J.A.C. 5:23-8.9(a)]                  | \$93                   |
| Lead abatement permit [N.J.A.C. 5:23-4.20(3)ix]                   | \$150                  |
| Pool:   |                        |
| In-ground   | \$265                  |
| Above ground  | \$100                  |
| Fence (exceeding 6 feet)  | See alteration fees.   |
| Roofing   | See alteration fees.   |
| Siding  | See alteration fees.   |

## Building Fee Schedule-3

### Structures on Farms [N.J.A.C. 5:23-3.2(d)]

#### Minimum Fee: \$75

#### New/Addition

|              |                        |
|--------------|------------------------|
| New building | \$0.010 per cubic foot |
| Addition     | \$0.010 per cubic foot |

#### Alteration

|                 |                  |
|-----------------|------------------|
| First \$50,000  | \$36 per \$1,000 |
| Second \$50,000 | \$28 per \$1,000 |
| Over \$100,000  | \$23 per \$1,000 |

#### Demolition

|   |       |
|---|-------|
| Fee for a structure less than 5,000 square feet in area and less than 30 feet in height, for one- or two-family residences (R-3), and for structures on farms, including commercial farms (includes residential storage tank removal) | \$100 |
| Fee for all other structures (includes commercial storage tank removal)   | \$200 |

## Signs

|   |                        |
|---|------------------------|
| Square Foot area of sign (based on one side of double-sided sign) | \$1.50 per square foot |
| Minimum Fee   | \$55                   |
| Ground/wall per square foot:                                      |                        |
| First 100 feet  | \$1.50 per foot        |
| Next 400 feet   | \$1.50 per foot        |
| Thereafter  | \$1.50 per foot        |
| Minimum fee   | \$50                   |
| Asbestos abatement permit [N.J.A.C. 5:23-8.9(a)]                  | \$93                   |
| Lead abatement permit [N.J.A.C. 5:23-4.20(3)ix]                   | \$150                  |
| Pool:   |                        |
| In-ground   | \$265                  |
| Above ground  | \$100                  |
| Fence (exceeding 6 feet)  | See alteration fees.   |
| Roofing   | See alteration fees.   |
| Siding  | See alteration fees.   |

## Electric Fee Schedule

### Minimum Fee: \$75

**Grouping** (Fixtures and devices to be counted for these items include outlets, wall switches, fluorescent fixtures, convenience receptacle or similar fixtures and motors and devices of one horsepower or one kilowatt or less.):

|                    |      |
|--------------------|------|
| First 50           | \$75 |
| Increments of 25   | \$50 |
| Pool with U/lights | \$75 |
| Storable pool/spa  | \$75 |

**Calculating** (For the purpose of calculating the following electrical fees, all motors except those in plug-in appliances shall be counted, including control equipment, generators, transformers and all hearing, cooking or other devices consuming or generating electrical current.):

### Motors/Electrical Devices (hp)

|                           |       |
|---------------------------|-------|
| Less than or equal to 10  | \$20  |
| Less than or equal to 50  | \$70  |
| Less than or equal to 100 | \$150 |
| Greater than 100          | \$625 |

**Transformer/Generator (kw)**

|                             |       |
|-----------------------------|-------|
| Less than or equal to 10    | \$20  |
| Less than or equal to 45    | \$70  |
| Less than or equal to 112.5 | \$150 |
| Greater than 112.5          | \$625 |

**Service Panel/Service entrance/Subpanel (amperes)**

|                               |       |
|-------------------------------|-------|
| Less than or equal to 200     | \$75  |
| Less than or equal to 1000    | \$200 |
| Greater than or equal to 1000 | \$625 |

**Plumbing Fee Schedule****Minimum Fee: \$75**

For the purposes of clarification, special devices include grease traps, oil separators, water-cooled air conditioning units, refrigeration unites, utility service connections, backflow preventers, steam boilers, hot water boilers, (excluding those for domestic water heating), gas piping, active solar systems, sewer pumps, interceptors and fuel oil piping.

|                   |      |
|-------------------|------|
| Bathtub           | \$25 |
| Bidet/urinal      | \$25 |
| Dishwasher        | \$25 |
| Drinking fountain | \$25 |
| Floor drain       | \$25 |
| Fuel oil piping   | \$25 |
| Gas piping        | \$25 |
| Hose bibb         | \$25 |
| Lavatory/sink     | \$25 |
| Shower            | \$25 |
| Sink              | \$25 |
| Stack             | \$25 |
| Washing machine   | \$25 |
| Water closet      | \$25 |
| Water heater      | \$25 |

**Special Devices**

|                                    |      |
|------------------------------------|------|
| Active solar systems               | \$90 |
| Backflow preventer                 |      |
| Commercial                         | \$90 |
| Residential                        | \$90 |
| Grease trap                        | \$90 |
| Hot-water boiler (commercial only) | \$90 |
| Interceptors                       | \$90 |
| Oil separator                      | \$90 |
| Sewer pumps                        | \$90 |
| Steam boiler (commercial only)     | \$90 |
| Storage tank installation          | \$90 |

|                             |                |
|-----------------------------|----------------|
| Utility service connections | \$90           |
| Lawn Sprinklers:            |                |
| Residential                 | \$75 flat fee  |
| Commercial                  | \$100 flat fee |

**Fire Fee Schedule**

**Minimum: \$75**

**Wet and/or Dry Sprinkler Heads**

|              |        |
|--------------|--------|
| 1 to 20      | \$100  |
| 21 to 100    | \$162  |
| 101 to 200   | \$300  |
| 201 to 400   | \$780  |
| 401 to 1,000 | \$1105 |
| Over 1,000   | \$1420 |

**Alarm Devices (Smoke and Fire Detectors)**

|                |        |
|----------------|--------|
| 1 to 12        | \$100  |
| 12 to 200      | \$305  |
| 201 to 400     | \$800  |
| 401 to 1,000   | \$1600 |
| Over max entry | \$1600 |

**Pre-Engineered Systems**

|                             |       |
|-----------------------------|-------|
| CO <sub>2</sub> suppression | \$130 |
| Foam suppression            | \$130 |
| Halon suppression           | \$130 |
| Dry chemical                | \$130 |
| Spray booth                 | \$130 |
| Wet chemical                | \$130 |

**Miscellaneous**

|                     |       |
|---------------------|-------|
| Standpipe           | \$330 |
| Dry pipe alarm      | \$75  |
| Fuel storage tank   |       |
| Residential         | \$75  |
| Commercial          |       |
| Up to 999 gallons   | \$100 |
| Over 1,000 gallons  | \$200 |
| Kitchen exhaust     | \$75  |
| Pre-action valve    | \$75  |
| Signaling devices   | \$75  |
| Supervisory devices | \$75  |

**Heat-Producing Devices**

|  |      |
|--|------|
| Fire pump/GPM type   | \$75 |
| Oil/gas-fired appliance (not connected to the plumbing system) | \$75 |
| Smoke control  | \$75 |

## Mechanical: Residential

### Fixtures/Equipment

|                             |         |
|-----------------------------|---------|
| Fireplace                   | \$20    |
| Fuel oil piping connections | \$86.50 |
| Gas piping connections      | \$86.50 |
| Hot air furnace             | \$86.50 |
| Hot water boiler            | \$86.50 |
| LPG tank                    | \$20    |
| Oil tank                    | \$20    |
| Steam boiler                | \$86.50 |
| Water heater                | \$25    |

### Administrative Construction Fees

|   |  |
|---|--|
| Annual pool inspection [N.J.A.C. 5:23-4.20(c)2(10)]                                     | \$100 – In-ground<br>\$100 – all others          |
| Certificate of approval [N.J.A.C. 5:23-2.23(j)]   | \$25   |
| Certificate of clearance for lead abatement [N.J.A.C.5:23-4.20(3)ix]                    | \$150  |
| Certificate of clearance for asbestos [N.J.A.C. 5:23-8.9(a)2]                           | \$30   |
| Certificate of compliance [N.J.A.C. 5:23-4.18(f)6]                                      | \$25   |
| Certificate of continued occupancy [N.J.A.C. 5:23-4.18(f)2]                             | \$160  |
| Certificate of occupancy [N.J.A.C. 5:23-4.18(f)1]                                       | \$10% of new construction fee<br>(Minimum \$150) |
| Certificate of occupancy granted pursuant to: Change<br>of Use [N.J.A.C. 5:23-4.18(f)2] | \$120 flat fee                                   |
| Plan review fee (building, plumbing, fire, electrical)                                  | 20 % of the amount charged for<br>a permit       |
| Plan review (mechanical only)   | 20% of the amount charged for<br>a permit        |
| Plan review change [N.J.A.C. 5:23-4.20(b)4]   | \$60 per hour                                    |
| Reinstate lapsed permit fee   | \$15   |
| Temporary certificate of occupancy [N.J.A.C. 5:23-4.18(f)3]                             | \$25 first TCO; \$50 thereafter                  |
| Variation: any asbestos from Chapter 8<br>State   | \$560 payable to "Treasurer,<br>of NJ"           |
| Variation: any construction subcode   | \$700 payable to "Wrightstown<br>Borough"        |

**Section Three:** All other provisions of Section 57-3 shall remain unchanged and in full force and effect.

**Section Four:** Sections of Chapter 57 unaffected by this Ordinance shall remain in full force and effect.

**Section Five: Severability.** If any sentence, paragraph or section of this Ordinance, or the application thereof to any persons or circumstances shall be adjudged by a court of competent jurisdiction to be invalid, or if by legislative action any sentence paragraph or section of this Ordinance shall lose its force and effect, such judgment or action shall not affect, impair or void the remainder of this Ordinance.

**Section Six:** Effective Date. This Ordinance shall become effective immediately upon final passage and publication in accordance with the law.

**Section Seven:** Repealer. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**NOTICE**

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Borough Council of the Borough of Wrightstown held on May 8, 2019. It will be further considered for final passage after a public hearing at the regular meeting to be held at 6:30 PM on May 22, 2019 at the Borough Hall, 21 Saylor's Pond Road, Wrightstown, New Jersey, at which time and place any persons desiring to be heard upon the same will be given an opportunity to be heard.

Dated: May 8, 2019

---

FREDA H. GORMAN, RMC  
Municipal Clerk

**Introduction/First Reading May 8, 2019**

**MOTION:** Mr. Lownds

**SECOND:** Mr. Bird

**ROLL CALL VOTE:**

AYES: Mr. Bird, Mr. Cottrell, Mr. Lownds, Mrs. Knapp, Mr. Timberman

NAYS: None

ABSENT: Mr. Severns

ABSTAIN: None

**Second Reading/Public Hearing/Final Adoption May 22, 2019**

**MOTION:** Mr. Severns

**SECOND:** Mrs. Knapp

**ROLL CALL VOTE:**

AYES: Mr. Bird, Mr. Cottrell, Mr. Lownds, Mrs. Knapp, Mr. Severns, Mr. Timberman

NAYS: None



ABSENT: None

ABSTAIN: None

---

THOMAS E. HARPER  
Mayor

**CERTIFICATION**

**TAKE NOTICE** that the aforementioned Ordinance Number 2019-05 was finally adopted by the Borough Council of the Borough of Wrightstown, County of Burlington, State of New Jersey, after Second Reading and Public Hearing at their Regular Meeting held on May 22, 2019.

Dated: May 22, 2019

---

FREDA H. GORMAN, RMC  
Municipal Clerk