

**TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**

ORDINANCE NO. 2022-18

**ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT HOLLY
AMENDING CHAPTER 96 ENTITLED “CONSTRUCTION CODES, UNIFORM” SUB-
CHAPTER 96-4 ENTITLED “CONSTRUCTION PERMIT FEES; REFUNDS; PROTOTYPE
PROCESSING” OF THE CODE OF THE TOWNSHIP OF MOUNT HOLLY SO AS TO
UPDATE APPLICABLE CONSTRUCTION FEES**

WHEREAS, N.J.A.C. 5:23-4.17 provides that “The municipality shall set enforcing agency fees by ordinance for the following activities: plan review, construction permit, certificate of occupancy, certificates of continued occupancy, demolition permit, elevator permit and sign permit”; and

WHEREAS, the Township Council of the Township of Mount Holly, though Chapter 96 of the Municipal Code regulates the operation of the Mount Holly Township Code Enforcement Agency; and

WHEREAS, the Township Council of the Township of Mount Holly, through Sub-Chapter 96-4, regulates the fees charged in connection with new construction or alteration; and

WHEREAS, the Township Council of the Township of Mount Holly wishes to amend its fee schedule to increase fees and add certain mechanical subcode fees; and

NOW THEREFORE BE IT ORDAINED by the Council of the Township of Mount Holly, in the County of Burlington and State of New Jersey that the Township Code is hereby amended as follows (*all additions to the previous ordinance are underlined, any deletions are ~~crossed out~~*):

SECTION 1.

Chapter 96 Construction Codes, Uniform

§ 96-4. Construction Permit Fees; Refunds; Propotype Processing.

The fee for a construction permit shall be the sum of the subcode fees listed in Subsections A through I below and shall be paid before the permit is issued.

A. Building subcode fees.

(1) New construction. Fees for new construction shall be based upon the volume of the building or structure as computed in accordance with N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of \$0.046 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in Articles 3 and 4 of the building subcode; except that the fee shall be \$0.036 per cubic foot of volume for Use Groups A-1, A-2, A-3, A-4, F-1, F-2, S-1 and S-2, and the fee shall be \$0.027 \$0.020 per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), ~~The minimum fee shall be \$75.00.~~

(2) Renovations, alterations and repairs. Fees for renovations, alterations and repairs shall be based upon the estimated cost of the work. The fee shall be \$46 per \$1,000, or a fraction thereof, for the first \$50,000 of estimated cost of construction; from \$50,001 to and including \$100,000, the fee shall be \$37.00 per \$1,000 of the estimated cost of construction; and above \$100,000, the additional fee shall be in the amount of \$32.00 per \$1,000 of estimated cost above \$100,000, provided that the minimum fee of \$75 shall be paid. For the purpose of determining estimated cost the applicant shall submit to the Department cost data produced either by the architect or engineer of record, or by a recognized estimating firm, or by the actual contract signed by the owner and the contractor. A bona fide contractor's bid, if available, shall be submitted. Where any material or labor is furnished or provided at no cost, its normal or usual cost shall be included in the estimated cost. The Department shall make the final decision regarding the estimated cost.

(3) Minor construction. Fees for minor construction work shall be based upon the estimated cost of construction. The fee shall be as listed in the renovations, alterations and repairs Subsection A(2), above. Minor work shall be as described in the State Uniform Construction Code, N.J.A.C. 5:23-2.17A.

(4) Exterior additions. For exterior additions the fee shall be \$0.046 per cubic foot of building or structure volume for the added portion, with a minimum fee of \$75.00

(5) Renovations and additions combination. For combinations of renovations and additions the fee shall be computed separately as renovations and additions.

(6) Zoning applications. Pursuant to 149, Zoning, the fee for review shall be charged a flat fee of \$50.00 for Groups R3, R4, and R5. All other Use Groups shall be charged a flat fee of \$100.00

(7) Demolition. The fee for a demolition or removal permit shall be \$100.00 for a structure of less than 5,000 square feet in area and less than 30 feet in height, for a one- or two-family dwelling (Use Group R-3 or R-5 of the building subcode), and structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and \$151.00 for all other groups.

(8) Signs. Fees for ground-mount or monument signs shall be \$10 per square foot for the first 100 square feet, \$4.5per square foot for the next 400 square feet and \$3.00 per square foot thereafter. The minimum fee shall be \$75.00.

(9) Roofs. The fee for a roof permit for a single-family dwelling (Use Groups R-3 R-4 and R-5 only) shall be calculated as outlined in S.S. 96-4A (2) above.

(10) Siding. The fee for a siding permit for a single-family dwelling (Use Groups R-3, R-4 and R-5 only) shall be calculated as outlined in S.S. 96-4A (2) above.

(11) Asbestos abatement. The administrative fee for an asbestos abatement permit shall be \$176.00.

(12) Tents. The fee shall be \$138.00 for tents greater than 16,800 square feet or more than 140 feet in any dimension.

(13) Swimming pools. The fee for an aboveground swimming pool shall be \$150.00. The fee for an in-ground swimming pool shall be \$225.00.

~~**(14) The fee for a chimney liner shall be \$100.00 per liner**~~

(15) The fee for an updated plan revision for roof mounted solar panels on R2, R3, R4 and R5 buildings shall be \$100.00

(16) The minimum fee shall be \$75.00.

B. Plumbing subcode fees.

(1) The fee shall be in the amount of \$20.00 per fixture or stack for all fixtures as listed in the following Subsection B2.

(2) The fee shall be \$107.00 per special device for the following: grease traps, oil separators, water-cooled air-conditioning units, refrigeration units, utility service connections, backflow preventors, steam boilers, hot-water boilers (excluding those for domestic water heating), active solar systems, sewer pumps, interceptors and fuel-oil piping.

(3) The fee shall be \$20.00 per appliance connected to the gas piping.

(4) For the purpose of computing this fee, fixtures or stacks shall include but not be limited to lavatories, kitchen sinks, slop sinks, urinals, water closets, bath tubs, floor drains, drinking fountains, dishwashers, garbage disposals, clothes washers, hot-water heaters or similar devices.

(5) The minimum fee shall be \$75.00

C. Electrical subcode fees.

(1) For one to 50 receptacles and fixtures, the fee shall be \$64.00; for each 25 additional receptacles or fixtures, the fee shall be \$25.00 For the purpose of computing this fee, receptacles or fixtures shall include lighting, outlets, wall switches, fluorescent fixtures, convenience receptacles, alarm devices, smoke and heat detectors, communications outlets, light standards, carbon monoxide detectors, emergency lights, electric signs, exit lights, motors or similar devices less than one horsepower or one kilowatt.

(2) For each motor or electrical device one horsepower/kilowatts and less than or equal to 10 horsepower/kilowatt and for transformers and generators greater than 1 kilowatt/horsepower and less than or equal to 10 kilowatts/horsepower, the fee shall be \$20.00

(3) For each motor or electrical device greater than 10 horsepower/kilowatt and less than or equal to 50 horsepower/kilowatt; for each service panel, service entrance or subpanel less than or equal to 225 amps, and for all transformers and generators greater than 10 kilowatts/horsepower and less than or equal to 45 kilowatts/horsepower, the fee shall be \$75.00.

(4) For each motor or electrical device greater than 50 horsepower/kilowatt and less than or equal to 100 horsepower/kilowatt; for each service panel, service entrances or subpanel greater than 225 amps and less than or equal to 1,000 amperes, and for transformers/kilowatt and generators greater than 45 kilowatts/horsepower and less than or equal to 112.5 kilowatts/horsepower, the fee shall be \$148.00.

(5) For each motor or electrical device greater than 100 horsepower/kilowatt; for each service panel, service entrance or subpanel greater than 1,000 amperes, and for each transformer or generator greater than 112.5 kilowatts/horsepower, the fee shall be \$685.00.

(6) For the purpose of computing these fees, all motors and electrical devices, except those in plug-in appliances shall be counted, including control equipment, air conditioners, space heaters, air handlers, electric sign/outline lights, generators, transformers and all heat cooking or other devices consuming or generating electrical current.

(7) Solar/Photovoltaic Systems: The fee shall be based on the designated kilowatt rating of the Solar/Photovoltaic system as follows:

a) One to 50 kilowatts, the fee shall be \$85.00 .

b) 51 to 100 kilowatts, the fee shall be \$200.00.

c) Greater than 100 kilowatts, the fee shall be \$576.00

(8) Annual Swimming Pool Certification; the fee shall be \$200.00

(9) Inverter fee shall be \$85.00 per inverter.

(10) Disconnect switch shall be \$85.00 per switch

(11) Electric car plug in charging station shall be \$100.00 each

(10) The fee for an updated plan revision for roof mounted solar panels on R2, R3, R4 and R5 buildings shall be \$100.00

(11) The minimum fee shall be \$75.00.

D. Fire subcode fees. Fire-protection and hazardous equipment shall include sprinklers, standpipes, smoke and heat detectors, pre-engineered fire suppression systems, gas- and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums.

(1) Sprinkler and detection equipment. In computing fees for sprinkler heads and smoke/heat detectors, the number of each shall be counted separately and two fees, one for sprinkler heads and one for smoke/heat detectors, shall be charged.

(a) The fee for 20 or fewer sprinkler heads or smoke/heat detectors shall be \$92.00.

(b) The fee for 21 to and including 100 sprinkler heads or smoke/heat detectors shall be \$161.00.

(c) The fee for 101 to and including 200 sprinkler heads or smoke/heat detectors shall be \$299.00.

(d) The fee for 201 to and including 400 sprinkler heads or smoke/heat detectors shall be \$758.00.

(e) The fee for 401 to and including 1,000 sprinkler heads or smoke/heat detectors shall be \$1,036.00.

(f) The fee for over 1,000 sprinkler heads or smoke/heat detectors shall be \$1,323.00.

(2) The fee for each standpipe shall be \$289.00

(3) The fee for each independent pre-engineered system shall be \$138.00.

(4) The fee for each gas- or oil-fired appliance which is not connected to the plumbing system shall be \$75.00.

(5) The fee for each kitchen exhaust system shall be \$150.00

(6) The fee for each incinerator shall be \$460.00.

(7) The fee for the installation or removal of flammable or combustible liquid tanks shall be \$100.00 per tank.

(8) The fee for roof access and pathways for roof mounted solar panel installations shall be \$100.00

(9) The fee for fireplace venting/metal chimneys shall be \$100.00

(10) The fee for an updated plan revision for roof mounted solar panels on R2, R3, R4 and R5 buildings shall be \$100.00

(11) The minimum fee shall be \$75.00

E Mechanical subcode fees.

(1) The fee shall be \$97.00 per special device for the following: water heater, fuel oil piping connections, gas piping connections, steam boiler, hot water boiler, hot air furnace, LPG tank, fireplace, generator.

(2) The fee for oil tank replacements shall be \$100.00

(3) (14) The fee for a chimney liner shall be \$97 per liner

(4) The minimum fee shall be \$75.00

F . Certificate of occupancy fees.

(1) The fee for a certificate of occupancy shall be charged a flat fee of \$150.00 for Groups R3, R4 and R5. All other Use Groups shall be charged a flat fee of \$200.00

(2) The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$200.00 The fee for a change of ownership/tenant or certificate of continued occupancy shall be \$200.00

(3) The administrative fee for each certificate of occupancy issued following the successful completion of an asbestos abatement project shall be \$35.00.

G . Elevator subcode fees: Pursuant to the state fees as mandated by N.J.A.C. 5:23-4.20.

H . Refunds. In the event that a building permit becomes null and void, or when monies are requested to be refunded for permits not used, the volume of the work actually completed shall be computed. Any excess for the uncompleted work shall be returned to the permit holder; except that all penalties that may have been imposed on the permit holder under the requirements of the regulations shall first be collected. Plan review fees are not refundable.

I . Prototype. Where a design is used repeatedly at different locations, the plans attached to the first application for a construction permit may be designated as prototype or master plans either by the Construction Official or the New Jersey Department of Community Affairs. Subsequent submittals shall consist of a plot plan, including utilities, floor plan, exterior elevations and a reference to the prototype plan by application or permit number [N.J.A.C. 5:23-2.15(e)3.i(4)]. The construction permit fee shall be reduced by 5%.

J. Plan review fees. Twenty percent of the amount of the construction permit fee shall be deemed to be the plan review fee.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause, or provision of this Amendment shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

BE IT FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, This Ordinance may be renumbered for codification purposes.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance within applicable law.

First Reading: November 14, 2022

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
L. Brown	X		X				
J. Codianni			X				
T. Astor			X				
C. Banks		X	X				
J. Jones			X				

Second Reading: December 12, 2022

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
L. Brown	X		X				
J. Codianni		X	X				
T. Astor			X				
C. Banks			X				
J. Jones			X				

JASON JONES, Mayor

Attest:

SHERRY L. MARNELL, Township Clerk

PUBLIC NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced and passed at a meeting of the Township Council of the Township of Mount Holly, County of Burlington, State of New Jersey, held on the 14th day of November, 2022, and will be considered for final passage after a public hearing at a meeting of the Township Council of the Township of Mount Holly to be held on the 12th day of December, 2022

SHERRY L. MARNELL, RMC Township Clerk

I HEREBY CERTIFY that the foregoing Ordinance was approved for final adoption by Mayor and Township Council of the Township of Mount Holly, County of Burlington, State of New Jersey, at a regular meeting on the ____ day of _____, 2022.

SHERRY L. MARNELL, RMC Township Clerk