

ORDINANCE NO. 2023-05

**AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED,
COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND
SUPPLEMENTING CHAPTER 6 OF THE GENERAL ORDINANCES
OF THE TOWNSHIP OF PLUMSTED, ENTITLED “BUILDING
AND HOUSING,” ARTICLE I, ENTITLED “UNIFORM
CONSTRUCTION CODE, SECTION 6-4, ENTITLED “BASIS OF FEES”**

BE IT ORDAINED, by the Township Committee of the Township of Plumsted, County of Ocean, State of New Jersey that Chapter 6 of the General Ordinances of the Township of Plumsted entitled “Building and Housing,” Article I, entitled “Uniform Construction Code, Section 6-4, entitled “Basis of Fees” is hereby amended and supplemented as follows:

SECTION 1. Section K, entitled “Enforcing agency fees,” subsection (2) is hereby amended so as to read as follows:

- (2) The minimum fee for a basic construction permit, covering any, or all building, plumbing, mechanical, electrical or fire protection work is one-hundred dollars (\$100) for residential property and one hundred forty dollars (\$140) for commercial property.

SECTION 2. Section K, entitled “Enforcing agency fees,” subsection (4), entitled “Renovations, alterations, repair and minor work fees,” is hereby amended and supplemented so as to create a new subsection (d), entitled “Other building fee,” which shall read as follows:

(d) Other building fees.

- [1] Radon remediation: \$100
- [2] Permit Reinstatement: \$50 each discipline (anything over 1 year old with no inspection on open permits)
- [3] Roof Mount Solar minimum fee: \$100
- [4] Ground Mount Solar minimum fee: \$100

SECTION 3. Section K, entitled “Enforcing agency fees,” subsection (5), entitled “Plumbing fees,” subsections (c), (d), (e), (f), (k) and (l) are hereby amended as follows:

- (c) Cross connections and backflow preventers that are subject to testing, requiring inspection annually: \$90.
- (d) The minimum fee for an inspection is \$100 for residential property and \$140 for commercial property.
- (e) Lawn sprinkler flat fee: \$90. (Residential non-testable backflows and appurtenances).
- (f) The fee shall be \$90 for single boiler hydronic piping for a single-family residence. For all other structures, the fee shall be \$35 per floor of each structure.

- (k) The fee shall be \$85 for each sewer/septic and water utility connection.
- (l) Mechanical fees shall be as follows: The fee shall be \$90 for each fuel oil, steam boiler, hot water boiler, and hot air furnace. The fee shall be \$45 for each gas piping.

SECTION 4. Section K, entitled “Enforcing agency fees,” subsection (5), entitled “Plumbing fees,” subsection (l), entitled “Mechanical fees.” is hereby amended and supplemented so as to create new subsections [1] through [10], which shall read as follows:

| | | |
|------|---|-------|
| [1] | Oil Tank: | \$125 |
| [2] | LPG Tank: | \$125 |
| [3] | Fireplace: | \$90 |
| [4] | Generator: | \$90 |
| [5] | Chimney Liner/Gas: | \$90 |
| [6] | Air Conditioning Unit: | \$90 |
| [7] | Air Conditioning Coil | \$20 |
| [8] | Backflow preventer (any hot water boiler): | \$90 |
| [9] | Duct work: | \$90 |
| [10] | B Vent Chimney | \$90 |

SECTION 5. Section K, entitled “Enforcing agency fees,” subsection (5), entitled “Plumbing fees,” is hereby amended and supplemented so as to create new subsections (m) and (n), which shall read as follows:

(m) Other plumbing fees.

| | | |
|-----|------------------------|------|
| [1] | Air conditioning unit: | \$90 |
| [2] | Air conditioning coil: | \$20 |
| [3] | Furnace | \$90 |

(n) Annual backflow test (commercial): \$70

SECTION 6. Section K, entitled “Enforcing agency fees,” subsection (6), entitled “Electrical fees,” subsection (d), entitled “Pools,” is hereby amended to read as follows:

(d) Pools.

- [1] Residential permanently installed pools, in-ground or above ground, including hot tubs/spa, fountains (each): \$150

SECTION 7. Section K, entitled “Enforcing agency fees,” subsection (6), entitled “Electrical fees,” is hereby amended and supplemented so as to create a new subsection (h), which shall read as follows:

| | | | |
|-----|-----|-------------------|-------|
| (h) | [1] | Roof Mount Solar: | \$195 |
|-----|-----|-------------------|-------|

- [2] Automatic Transfer Switch: \$130
- [3] Ground Mount Solar: \$195

SECTION 8. Section K, entitled “Enforcing agency fees,” subsection (6), entitled “Electrical fees,” subsection (g), is hereby amended to read as follows:

- (g) The minimum fee for an inspection is \$100 for residential property and \$140 for commercial property.

SECTION 9. Section K, entitled “Enforcing agency fees,” subsection (7), entitled “Fire protection fees,” subsection (j) is hereby amended to read as follows:

- (j) Installation of above or underground fuel tank for R-5 use only: \$85.

SECTION 10. Section K, entitled “Enforcing agency fees,” subsection (7), entitled “Fire protection fees,” is hereby amended and supplemented so as to create a new subsection (k) entitled “Other fees,” which shall read as follows:

- (k) Other fees.

- [1] Storage tank.

| | |
|------------------------|------------|
| 500 gallons or less | \$100 each |
| 501-1000 gallons: | \$175 each |
| 1001-2500 gallons: | \$275 each |
| 2501 gallons and over: | \$525 each |

- [2] Removal of UST or AST.

| | |
|------------------|-------|
| [a] Residential: | \$125 |
| [b] Commercial: | \$150 |

- [3] Fireplace: \$90

- [4] Chimney liner/solid fuel: \$90

- [5] Residential sprinkler system: \$250

- [6] Fire suppression water tank installation or removal.

| | |
|------------------------|-------|
| 500 gallons or less: | \$125 |
| 501-1000 gallons: | \$175 |
| 1001-2500 gallons: | \$275 |
| 2501 gallons and over: | \$525 |

- [7] Roof Mount Solar minimum fee: \$100

- [8] Ground Mount Solar minimum fee: \$100

[9] Commercial minimum fee: \$140

[10] Permit reinstatement fee. Anything over 1 year old with no inspections on open permit.

[a] Residential: \$50

[b] Commercial: \$150

SECTION 11. Section K, entitled “Enforcing agency fees,” subsection (9), entitled “Certificates and other permits,” subsection (s) is hereby amended to read as follows:

(s) The fee to inspect a fireplace and chimney is ninety dollars (\$90).

SECTION 12. Section K, entitled “Enforcing agency fees,” subsection (10), entitled “Periodic inspections,” subsection (c) is hereby amended to read as follows:

(c) For cross connections and back-flow preventers that are subject to testing, requiring re-inspection every twelve (12) months, the fee shall be seventy dollars (\$70) for each device when they are tested.

SECTION 13. Section 6-4, entitled “Basis of Fees” is hereby amended so as to create a new subsection L, entitled “State of New Jersey training fee,” which shall read in its entirety as follows:

L. State of New Jersey training fee. The State of New Jersey training fee shall be calculated in accordance with N.J.A.C. 5:23-4.19, as amended and supplemented from time to time.

SECTION 14. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 15. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 16. Since this ordinance is legislative in nature, there shall be the codification of same in the General Ordinance Book of the Township of Plumsted.

SECTION 17. This ordinance shall take effect after second reading and publication as required by law.

| NAME | CUOZZO | GRILLETTO | HAMMERSTONE | MARINARI | BOWEN |
|---------|------------------|------------------|------------------|------------------|------------------|
| AYES | 5/4/23 6/1/23 | 5/4/23 6/1/23 | 5/4/23 6/1/23 | 5/4/23 6/1/23 | 5/4/23 6/1/23 |
| ABSTAIN | | | | | |
| NAYS | | | | | |
| ABSENT | | | | | |

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Plumsted held on the **4th** day of **May, 2023** and will be considered for second reading and final passage at a regular meeting of the Township Committee to be held on the **1st** day of **June, 2023** at 7:00 PM, at the Municipal Building, 121 Evergreen Road, New Egypt, NJ 08533, at which time and place any person desiring to be heard upon the same will be given the opportunity to be so heard.

Pursuant to N.J.S.A. 40:49-2, as amended, further notice is hereby given that the purpose of the forgoing ordinance is to increase Uniform Construction Code Building and Housing fees.

Members of the general public may obtain a copy of the ordinance without cost during normal business hours from the Municipal Clerk's Office, 121 Evergreen Road, New Egypt, New Jersey.


JENNIFER WITHAM, RMC, CMR
MUNICIPAL CLERK