



**BOROUGH OF NORTHVALE
County of Bergen
State of New Jersey**

ORDINANCE #1085-2024

**AN ORDINANCE TO AMEND CHAPTER 84 OF THE BOROUGH CODE TO
IMPLEMENT A SURCHARGE ON PERMIT FEES TO OFFSET THE COST**

WHEREAS, the New Jersey State Legislature has mandated that municipalities utilize an electronic permitting system to process building permits; and

WHEREAS, Municipalities are authorized to charge a 3% surcharge on permit fees for a three year period to defray the cost of the electronic system.

NOW, THEREFORE BE IT ORDAINED, that Chapter 84 of the Borough Code is hereby amended to add Section 84-3 as set forth herein.

Section 1.

§ 84-1 Enforcement Agency; subcode officials.

A.

There is hereby established in the Borough of Northvale a State Uniform Construction Code enforcing agency to be known as the "Borough of Northvale Code Enforcement Agency," consisting of a Construction Official, Building Subcode Official, Plumbing Subcode Official, Electrical Subcode Official, Fire Protection Subcode Official and such other subcode officials for such additional subcodes as the Commissioner of the Department of Community Affairs, State of New Jersey, shall hereafter adopt as part of the State Uniform Construction Code. The Construction Official shall be the chief administrator of the enforcing agency.

B.

Each official position created in Subsection A hereof shall be filled by a person qualified for such position pursuant to P.L. 1975, c. 217, as amended,^[1] and N.J.A.C. 5:23, provided that, in lieu of any particular subcode official, an on-site inspection agency may be retained by contract pursuant to N.J.A.C. 5:23. More than one such official position may be held by the same person, provided that such person is qualified pursuant to P.L. 1975, c. 217, and N.J.A.C. 5:23 to hold each such position.

[1]

Editor's Note: See N.J.S.A. 52:27D-119 et seq.



C.

The public shall have the right to do business with the enforcing agency at 116 Paris Avenue, Northvale, Bergen County, New Jersey, except for emergencies and unforeseen or unavoidable circumstances.

§ 84-2 Fees.

[Last amended 3-16-2022 by Ord. No. 1048-2022]

Fees shall be as follows:

A.

New construction (based on cubic footage): \$0.09 per cubic foot.

B.

State fees: \$0.00371 per cubic foot; \$1.90 per \$1,000 of value of construction.

C.

Renovations, alterations, repairs, and minor work:

(1)

Twenty-five dollars per \$1,000 of cost (or fraction thereof).

D.

Certificates of occupancy fees:

(1)

Residential: \$200.

(2)

Nonresidential: \$250.

(3)

Change of use: \$250.

(4)

Certificate of continued occupancy: \$200.

(5)

TCO: \$100 for the first 30 days; \$150 for each additional 30 days.

(6)

Admin Fee: \$25 each permit.

E.

Variations:

(1)

Residential: \$250.

(2)

Nonresidential: \$250.

F.

Swimming pools:



(1)

Aboveground: \$100.

(2)

In-ground: \$250.

G.

Demolition:

(1)

Residential: \$250.

(2)

Nonresidential: \$500.

(3)

Structural tower: \$200.

(4)

Accessory to R-3: \$40.

H.

Signs: \$100 each.

I.

Asbestos and/or lead abatement:

(1)

Asbestos abatement: \$150.

(2)

Lead abatement: \$250.

(3)

Asbestos certificate: \$100.

(4)

Lead ccl: \$75.

J.

Plan review: 20% of the permit fee, nonrefundable, included in the permit fee.

K.

Plumbing fees:

(1)

Fixtures and appliances connected to the plumbing system:

(a)

Water closet/bidet/urinals: \$25 each.

(b)

Bathtubs: \$25 each.

(c)

Lavatory/sink: \$25 each.



(d)

Shower/floor drain: \$25 each.

(e)

Washing machine: \$25 each.

(f)

Dishwashers:

[1]

Residential: \$100 each.

[2]

Commercial: \$100 each.

(g)

Hot-water heater: \$100 each.

(h)

Hose bibs: \$30 each.

(i)

Water cooler: \$30 each.

(j)

Garbage disposal: \$30 each.

(k)

Indirect connection: \$30 each.

(l)

Vent stack: \$40.

(m)

Drinking fountains: \$25 each.

(2)

Special devices:

(a)

Grease traps: \$150.

(b)

Oil separators: \$150.

(c)

Water-cooled air conditioners: \$100 each.

(d)

Refrigeration units: \$100 each.

(e)

Water utility connection: \$100 each.

(f)

Sewer utility connection: \$100 each.



(g)

Backflow preventors: \$75 each.

(h)

Backflow preventors (commercial): \$150, with ports.

(i)

Steam boilers: \$75 each.

(j)

Hot-water boilers: \$175.

(k)

Gas connection: \$100.

(l)

(Repealed)

(m)

Sewer pumps: \$75 each.

(n)

Interceptors: \$75 each.

(o)

Fuel oil piping: \$100.

(p)

Medical gas piping: \$100 per station.

(q)

Condensate lines: \$25 each.

(3)

Minimum fee: \$80.

L.

Electrical fees:

(1)

Electrical fixtures and devices:

(a)

Switching outlets, lighting outlets:

[1]

Receptacles one to 25: \$65 each.

[2]

Each additional 25 outlets: \$50 each.

(2)

Electrical devices/generators/transformers:

(a)

Two kilowatts to 10 kilowatts: \$30 each.



(b)

Over 10 kilowatts and less than or equal to 45 kilowatts: \$90 each.

(c)

Over 45 kilowatts and less than or equal to 112.5 kilowatts: \$250 each.

(d)

Over 112.5 kilowatts: \$500 each.

(3)

Motors:

(a)

Two horsepower up to 10 horsepower: \$25 each.

(b)

Over 10 horsepower and less than or equal to 50 horsepower: \$75 each.

(c)

Over 50 horsepower and less than or equal to 100 horsepower: \$100 each.

(d)

Over 100 horsepower: \$500 each.

(4)

Service panels/service entrance subpanels:

(a)

Less than or equal to 200 amps: \$150.

(b)

Greater than 200 amps and less than or equal to 1,000 amps: \$250.

(c)

Greater than 1,000 amps: \$750.

(5)

Swimming pool bonding: \$100.

(6)

Swimming pool lights: \$50.

M.

Fire protection fees:

(1)

Sprinklers:

Number of Heads	Fee
1 to 20	\$150
21 to 100	\$250
101 to 200	\$350
201 to 400	\$700
401 to 1,000	\$850



Number of Heads	Fee
Over 1,000	\$950
(2) Heat/smoke detectors:	
Number of Detectors	Fee
1 to 12	\$125
Each additional 10	\$50
Panel	\$125
(3) Each standpipe: \$300.	
(4) Each independent pre-engineered system: \$150.	
(5) Each kitchen exhaust system: \$100.	
(6) Each gas- or oil-fired appliance which is not connected to the plumbing system: \$75.	
(7) Hot tar kettle roof: \$75.	
(8) Gas connections: \$50.	
(9) Fire pumps \$250 each.	
(10) Single devices \$30 each.	
(11) Exit and emergency \$25 each.	
N. Elevator plan review fee for elevator devices shall be \$365 for each device.	
N1. An administrative surcharge of 20% shall be applied to all above-listed fees.	
O. Storage tanks/installation/removal:	
(1) Capacity up to 2,000 gallons: \$100.	
(2) Two thousand gallons and over: \$500.	



P.

Items not covered. Any items not covered in the above fee schedule shall be charged as per N.J.A.C. 5:28-4.20 of the New Jersey Uniform Construction Code.

Q.

Non-UCC fees.

(1)

Residential Occupancy Approval fees for resale and rentals:

(a)

Single- and two-family residence: \$100.

(b)

Multiple-family residence (three families and above): \$50 for each apt.

(c)

Garage sales: \$10.

R.

Mechanical subcode fees.

(1)

R3/R4/R5 structures/Use Group.

(a)

Water heater: \$100 each.

(b)

Steam boiler: \$150 each.

(c)

Hot-water boiler: \$150 each.

(d)

Hot-air furnace: \$150 each.

(e)

Oil tank: \$100 each.

(f)

LPG: \$150.

(g)

Gas fireplace/log: \$100.

(h)

Hydronic piping: \$28 each.

(i)

Generator: \$125.

(j)

A/C unit: \$125.



(k)

HVAC: \$125.

(l)

Chimney liner, one- or two-family: \$100.

(m)

Pool heater: \$100.

(n)

Fuel-oil piping: \$75 each.

(o)

Gas piping connection: \$75 each.

(2)

Mechanical work on other than an R3/R5 structure/Use Group shall be calculated based upon \$25 per \$1,000 of estimated cost.

§ 84-3 Permit Fee Surcharge. For a three year period beginning May 8, 2024, there shall be a 3 % surcharge on all permit fees required under this Chapter.

Section 2. This ordinance will take effect immediately upon passage.

Section 3. All prior ordinances that are inconsistent with this ordinance are repealed.

Joseph E. McGuire

Joseph E. McGuire, Mayor

Attest:

Frances M. Weston

Frances Weston
Municipal Clerk

Introduced: April 10, 2024

2nd Reading: May 8, 2024

Effective: May 8, 2024