

ORDINANCE 2026-20

ORDINANCE AMENDING CHAPTER 98 “CONSTRUCTION CODES, UNIFORM” OF THE CODE OF THE TOWNSHIP OF COLTS NECK, COUNTY OF MONMOUTH, AND STATE OF NEW JERSEY TO REMOVE PORTIONS OF THE SECTION OF THE CODE RELATING TO CONSTRUCTION PERMIT FEES

WHEREAS, the New Jersey Department of Community Affairs (“DCA”) oversees municipal regulations of construction concerns, including the setting of fees for construction permits; and

WHEREAS, the DCA has reviewed the Colts Neck Township code relating to construction permit fees; and

WHEREAS, the DCA has determined several provisions of the Township’s ordinance relating to permit fees should be removed via amendment.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of Colts Neck Township, County of Monmouth, and State of New Jersey, as follows (additions to text indicated by **bold italicized underline**; deletions to text indicated by **~~bold italicized strikeout~~**):

SECTION 1. Chapter 98 of the Code of the Township of Colts Neck shall be amended as follows:

§ 98-3 Construction permit fees.

A. Plan review fee. The plan review fee shall be 20% of the amount to be charged for a permit. Plan review fees are not refundable. Plan review fee for initial submission: Two hundred dollars will be deducted from final cost of the permit.

B. Basic construction fee. The basic construction fee shall be the sum of the parts computed on the basis of the volume or the cost of construction, the number of plumbing fixtures and devices, the number of sprinklers, standpipes and the heat and smoke detectors at the unit rates, electrical devices and equipment provided herein, plus any special fees.

C. Building subcode fees.

(1) New construction: The fee shall be based on the total volume in cubic feet of the structure or structures, as the case may be, multiplied by the applicable cost per cubic foot.

(a) Use Groups H, I-1, I-2, I-3, E, R-1, R-2, R-3, R-4, and R-5: \$0.034 per cubic foot.

(b) Use Groups A-1, A-2, A-3, A-4, A-5, F-1, F-2, B, M, U, S-1 and S-2 structures on farms, including commercial farm buildings: \$0.030 per cubic foot.

(2) Additions. The fees for additions shall be computed on the same basis as for new construction for the added portion.

(3) Reconstruction alterations, renovations and repairs.

(a) For estimated cost **~~up to and including \$100,000~~**:

[1] Use Groups R-1, R-2, R-3, R-4, R-5, and U: \$32 per \$1,000.

[2] Use Groups A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H, I-1, I-2, I-3, M, S-1 and S-2: \$36 per \$1,000.

~~(b) If the cost exceeds \$100,000, there shall be an additional charge as follows:~~

~~[1] Use Groups R-1, R-2, R-3, R-4, R-5, and U: \$20 per \$1,000.~~

~~[2] Use Groups A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H, I-1, I-2, I-3, M, S-1 and S-2: \$20 per \$1,000.~~

~~(b)(e)~~ The applicant shall submit to the Construction Code Official such data as may be available to provide a bona fide estimated cost. The Construction Official shall make the final decision regarding estimated cost.

(4) The combination fee for renovations and additions shall be the sum of the fees computed separately in accordance with Subsections C, D, & E.

~~(5) Roofing and siding fees:~~

~~(a) As per alteration fee: \$25 per thousand (minimum charge \$100).~~

~~(5)(6)~~ Minimum fee for building subcode permits: \$75.

~~(6)(7)~~ Wind/solar electric systems:

(a) R-5 roof or ground installation: as per Subsection E.

(b) All other types: \$32 per thousand.

~~(7)(8)~~ Installation of swimming pools.

(a) Construction of a swimming pool, inground or aboveground: \$32 per \$1,000.

~~(8)(9)~~ Temporary pools/spas/hot tub (maximum 90 days): \$75.

~~(9)(10)~~ Construction of accessory structures, storage sheds, etc.: \$25 per \$1,000.

~~(10)(11)~~ Demolition and removal of structures:

(a) Accessory structure (Type U) under 300 square feet: \$200.

(b) One- and two-family structures (Use Group R-5) up to 3,000 square feet: \$500.

(c) All structures (except multistory structures) above 3,001 square feet: \$1,000.

(d) Multistory structures will be priced to the alteration cost schedule.

~~(11)(12)~~ Demolition or removal or abandonment of tanks:

(a) Demolition or removal of tanks up to 1,000 gallons: \$175.

(b) Demolition or removal of tanks 1,001 to 5,000 gallons: \$225.

(c) Demolition or removal of tanks above 5,001 gallons: \$300.

~~(12)(13)~~ Satellite dishes and radio transceiver equipment:

(a) Installation of a satellite dish or radio, television or other transceiver equipment for residential use: \$40.

(b) Installation of a satellite dish or radio, television or other transceiver equipment for nonresidential or commercial use: \$250.

~~(13)(14)~~ Asbestos hazard abatement, for each construction permit issued: \$75.

~~(14)(15)~~ Lead hazard abatement, for each construction permit issued: \$75.

~~(15)(16)~~ Tents and temporary structures. For purposes of this subsection, tents and temporary structures are defined by N.J.A.C. 5:23-2.14(b)4.

(a) Tents without appurtenances in excess of 900 square feet or more than 30 feet in any dimension, excluding canopies: \$100.

(b) The permit fee for a temporary structure used for construction or other activities whose life is limited to not more than one year: \$200.

~~(16)(17)~~ Signs. The fee to construct a sign shall be in the amount of \$2 per square foot of surface area of the sign, computed on one side only for double-faced signs, which are in allowance with the UCC regulations.

~~(17)~~(18) Change of contractor (permit update): minimum fee per subcode.

D. Electrical fees.

(1) Switching, lighting, receptacle and solar panels (devices of less than one horsepower or one kilowatt included):

(a) One to 50: \$75.

(b) Each additional 25: \$25.

(2) Each service panel, meter, subpanel, disconnect or meter stack, etc.:

(a) Up to 200 amperes: \$75.

(b) Up to 201 to 400 amperes: \$150.

(c) Larger than above 401 to 600 amperes: \$300.

(d) Above 601 to 1,000 amperes: \$500.

(e) Over 1,000 amperes: \$700.

(3) Transformers, generators, alternative generating systems, each:

(a) One to 10 kilowatts: \$50.

(b) Eleven to 45 kilowatts: \$125.

(c) Forty-six to 112.5 kilowatts: \$300.

(d) Larger than 112.5 kilowatts: \$525.

(e) Solar, wind, hydro inverters, each: \$50.

(4) Motors and electrical devices (control equipment, heating, air handling, compressor, heat pump, air handler, strip heater, water heater, dryer, oven, range, furnace and dishwasher, etc.):

(a) One to 10 horsepower: \$25.

(b) Eleven to 50 horsepower: \$50.

(c) Fifty one to 100 horsepower: \$100.

(d) Larger than 100 horsepower: \$325.

(5) Annual electrical inspection fee for bonding and grounding certificates for commercial pools, spas and hot tubs: \$75 (commercial).

(6) Five-year bonding and grounding test: \$125 (commercial).

(7) Furnace and air conditioner replacement, residential only:

(a) Direct replacement HVAC equipment: \$75 each for the first two, \$25 per piece after the first two.

(8) Wind/solar electric systems as per item cost above.

(9) The minimum fee for electrical permits shall be \$75.

E. Fire protection fees.

(1) Smoke, heat and CO detectors:

(a) Five or less: \$40.

(b) Each additional 15: \$20.

- (2) Alarm devices (heat pulls, water flow):
 - (a) Five or less: \$40.
 - (b) Each additional 15: \$25.
- (3) Supervisory devices (tamper, low/high air) or signaling devices (horns/strobes, bells):
 - (a) Five or fewer: \$40.
 - (b) Each additional 15: \$25.
- (4) Sprinkler heads (wet or dry):
 - (a) Ten or fewer: \$50.
 - (b) Eleven to 100: \$120.
 - (c) One hundred one to 200: \$250.
 - (d) Two hundred one to 400: \$600.
 - (e) Four hundred one to 600: \$1,000.
- (5) Standpipes: \$300 each.
- (6) Kitchen exhaust systems (commercial): \$100 each.
- (7) All fireplaces (wood or gas): \$50 each.
- (8) Gas- and oil-fired appliance that is connected to plumbing system: \$50 each.
- (9) Tank installation:
 - (a) Up to 550 gallons: \$100 each.
 - (b) Over 550 gallons: \$200 each.
 - (c) Incinerators: \$500 each.
 - (d) Crematoriums: \$500 each.
 - (e) Alarm panel: \$75 each.
 - (f) Fire pumps: \$200 each.
 - (g) Preaction valves: \$50 each.
 - (h) Dry pipe/alarm valve: \$50 each.
 - (i) Smoke control systems: \$65 each.
- (10) Incinerators: \$500 each.
- (11) Crematoriums: \$500 each.
- (12) Installation of factory-built chimneys and chimney liners shall be \$25 each.
- (13) The minimum fee for fire permits shall be \$75.
- (14) Independent preengineered systems: \$150 for each system.
- (15) Gas- or oil-fired appliances: \$25 for each appliance.
- (16) kitchen exhaust systems (residential): \$50 each.

F. Plumbing fees.

(1) Fixtures and appliances connected to or components of a plumbing system: \$25 per fixture/appliance.

(2) Waste/vent stacks: \$25 each.

(3) Special devices, including, but not limited to, grease traps, separators, interceptors, air-conditioning units, refrigeration units, sewer connections, gas-fired appliances, water service connections, backflow preventer, sewer pumps and fuel oil piping, pool drains, generators, well connections, septic connections, pool heaters, steam units, water conditioners: \$75 each.

(4) Direct replacement HVAC equipment: \$75 each for the first two, \$25 per piece after the first two.

(5) Steam/hot-water boilers: \$75 each.

(6) Gas piping service: \$75 per system.

(7) Appliances added to a gas piping system: \$25 per appliance.

(8) Water heaters:

(a) Conventional type: \$75 each.

(b) Tankless water heater: \$75 each.

(c) Boiler type add-on: \$25.

(9) Installation of liquefied petroleum containers: \$100 for each container.

(10) Fuel oil tanks installation:

(a) Up to 1,000 gallons: \$150;

(b) Over 1,000 gallons: \$250.

(11) Removal of AST or UST: \$200.

(12) The minimum fee for plumbing permits shall be \$75.

G. Construction permit surcharge fee. In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act,[1] an enforcing agency shall collect a surcharge fee, to be based upon the volume of new construction or estimated cost of alteration/renovation, in accordance with N.J.A.C. 5:23-4.19(b).

H. State of New Jersey permit fees. The fees shall be computed in accordance with N.J.A.C. 5:23-2.28 except pre-engineered systems of commercial farm buildings. No fee shall be collected for pre-engineered systems of commercial farm buildings.

I. Certificate of occupancy.

(1) New construction/additions/tenant fit up/reconstruction: 10% of total construction permit fee.

(2) Change in use: \$100.

(3) Continuation of use under N.J.A.C. 5:23-2.23(c): \$125.

(4) Variation:

(a) Submission: \$75.

(b) Resubmission: \$50 each.

(5) Temporary certificate of occupancy extension: \$35.

J. Mechanical subcode fees.

- (1) Heating equipment: \$75 per system.
- (2) Cooling equipment: \$75 per system.
- (3) After two units: \$25 per unit thereafter.
- (4) Generator/water heater/pool heater: \$75 per unit.
- (5) LPG tank install and/or removal: \$150 per unit.
- (6) Oil tank UST removal: \$150 per unit.
- (7) Oil tank AST removal: \$150 per unit.
- (8) Fuel tanks 1,000 gallons and higher: \$300 per unit; install and removal above 1,000 gallons: \$500.
- (9) Gas piping: \$100 per system.
- (10) Gas type appliances: \$25 per unit.
- (11) Gas fireplace or like equipment: \$75 per unit.
- (12) Hydronic piping, pumps, etc.: \$75 per system.
- (13) Duct work, new/replace: \$100.
- (14) Chimney/vent, new/replace: \$100 per unit.
- (15) Split units: \$75, plus \$25 per head unit.

K. Annual review of fee schedules. The construction official shall, with the advice of the subcode officials, prepare and submit to the Township Committee, annually, a report recommending a fee schedule based on the operating expenses of the agency and other expenses of the municipality attributable to the enforcement of the State Uniform Construction Code Act and subcodes.

SECTION 2. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed. All portions of the ordinance not modified herein remain in full force and effect.

SECTION 3. Should any section, clause, sentence, phrase or provision of this ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 4. This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

The foregoing Ordinance was introduced and passed on the first reading at the meeting of the Township Committee of Colts Neck Township on September 30, 2026 and duly adopted by the Township Committee of Colts Neck Township after public hearing on October 14, 2026.

A handwritten signature in blue ink, appearing to read "Brian O'Malley". The signature is written in a cursive, flowing style with a large loop at the beginning.

Brian O'Malley, RMC
Municipal Clerk

RECORD OF VOTE										
	First Reading					Second Reading				
	September 30, 2026					October 14, 2026				
	M S	Yes	No	NV	Ab	M S	Yes	No	NV	Ab
Mayor Viola		X					X			
Deputy Mayor Buzzetta		X				S	X			
Rizzuto	S	X					X			
Torchia Buss	M	X				M	X			
Tobia		X					X			
M - Moved	S - Seconded	X - indicates vote			NV - Not Voting		Ab - Absent			