

**ORDINANCE NO. 2020-11**

**AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING VARIOUS CHAPTERS OF THE CODE OF THE TOWNSHIP OF FRANKLIN TO REVISE CONSTRUCTION CODE FEES AND THE ESCROW FEE FOR A C VARIANCE.**

**WHEREAS**, the Township Committee recently amended the Escrow Fees for various land use applications but neglected to revise the escrow fee for a C Variance; and

**WHEREAS**, the Township Committee wishes to amend Chapter 225 “Land Use Fees,” Section 3, “Subdivision and Variance Escrow Accounts” of the Code of the Township of Franklin to revise the fee for a C Variance; and

**WHEREAS**, the Township Construction Code Official has recommended that the Township revise some of its Construction Code fees; and

**WHEREAS**, the Township Committee wishes to amend Chapter 182, “Construction Codes, Uniform,” as requested by the Construction Code Official.

**NOW, THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Franklin, County of Hunterdon, State of New Jersey that Chapter 225 “Land Use Fees,” Section 3, “Subdivision and Variance Escrow Accounts” and Chapter 182, “Construction Codes, Uniform,” of the Code of the Township of Franklin shall be amended as follows:

Section 1:

§225-3 – Subdivision and variance escrow accounts, Schedule B “Subdivision and Variance Escrow Fees” shall be amended as follows:

Variance applications not associated with applications for subdivision of land or site plan review

N.J.S.A. 40:55D-70c	\$500	\$1,000
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*All other fees in schedule be shall remain unchanged.*

Section 2:

§ 182-10. Construction Codes, Uniform shall be amended as follows:

**A. Building Subcode fees.**

- (1) The minimum fee in any case for all building subcodes shall be ~~\$60~~-\$70 for any one permit. The separate fees set forth below, if less than ~~\$60~~-\$70, shall be increased to ~~\$60~~-\$70 if the total fees for permits applied for as to the building subcode do not total at least ~~\$60~~-\$70.

- (2) For all new construction other than commercial farming and use groups U, R-3, R-4, and R-5, the permit fee shall be based on the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The fee for building in all use groups other than those listed above shall be ~~\$0.040~~ \$0.047 per cubic foot. The minimum fee in any case shall be not less than \$150.
- (3) For new construction buildings in use groups U, R-3, R-4, and R-5, the fee per cubic foot shall be ~~\$0.035~~ \$0.045. The minimum fee in any case shall be ~~\$60~~ \$70.
- (4) For newly constructed commercial farm buildings fulfilling the specific requirements as described in the State of New Jersey Uniform Construction Code section N.J.A.C. 5:23-3.2(d), the fee shall be ~~\$0.015~~ \$0.020 per cubic foot with a minimum fee of ~~\$60~~ \$70.
- (5) For renovations, alteration and repairs, the fee shall be ~~\$30~~ \$37 per \$1,000 estimated cost of the work, up to and including \$50,000. The additional fee for costs above \$50,000 estimated cost of the work shall be ~~\$24~~ \$30 per \$1,000 of estimated cost. The minimum fee in any case shall be ~~\$60~~ \$70.
- (6) For repairs and alterations to commercial farm buildings, the fee shall be \$24 per \$1,000 estimated cost of the work.
- (7) For combinations of renovations and additions or alterations, all fees shall be computed separately as new building and additions or alterations.
- (8) The fee for roofing, reroofing, siding, and re-siding work shall be ~~\$30~~ \$34 per \$1,000 estimated cost of the work in all use groups except R-4 and R-5.
- (9) The fee for roofing, reroofing, siding and re-siding work in use groups R-4 and R-5 shall be \$75 each.
- (10) The fee for a demolition permit shall be a set fee of ~~\$75~~ \$125 per residential structure and ~~\$150~~ \$250 for commercial structure.
- (11) The fee for solid-fuel stoves and factory-built stoves and chimney liners shall be a set fee of \$75.
- (12) The fee for premanufactured sheds up to 250 square feet shall be a set fee of ~~\$100~~ \$175. Sheds over 250 square feet shall be priced per cubic volume above.
- (13) The fee for installation of an in-ground swimming pool shall be ~~\$275~~ \$375 and for the installation of an aboveground pool shall be

~~\$125~~\$175. Hot tubs shall be a set fee of \$75. These fees are solely for pool construction and do not include fees for other necessary work, such as, by way of example, fees for installation of electrical, pool heaters or fences.

- (14) The fee for fences required by code surrounding all pools shall be a set fee of ~~\$60~~\$85.
- (15) The fee for nonregulated tank removals shall be a set fee of ~~\$100~~.\$150
- (16) The fee for radon mitigation shall be a set fee of \$100.
- (17) The fee for plan (not for as-built plan review, which is separately provided below) review shall be 20% of the amount to be charged for the construction permit and shall be paid before the plans are reviewed. The amount paid for this fee shall be credited toward the amount of the fee to be charged for the construction permit. Plan review fees are not refundable.
- (18) The fee for a permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be ~~\$150~~\$225 for residential and ~~\$225~~\$350 for commercial.
- (19) The fee for a permit to construct a sign shall be ~~\$4~~\$6 per square foot of the surface area of the sign, provided that the minimum fee shall be calculated from one side only.
- (20) The fee for a certificate of continued use occupancy shall be \$150.
- (21) The fee for a temporary certificate of occupancy renewal shall be \$35.
- (22) The fee for a certificate of occupancy granted pursuant to a change of use shall be \$174.
- (23) The fee for multiple certificates of occupancy shall be ~~\$50~~\$100 per unit for R-4 or R-5.
- (24) The fee for a residential certificate of occupancy as a result of new construction, renovation, addition or the like in the R-4 and R-5 groups shall be ~~\$50~~\$100. The fee for all other use groups shall be 10% of the construction permit fee, but the minimum fee for a certificate of occupancy shall be no less than ~~\$50~~\$100.
- (25) Lead and asbestos clearance certificates shall be ~~\$50~~ \$75.

- (26) The fee for the construction of a retaining wall, tennis court, all other playing courts accessory to a R-3, R-4 or R-5 shall be ~~\$125~~\$175.

**B. Plumbing subcode fees.**

- (1) The minimum plumbing subcode permit fee for any one permit shall be ~~\$60~~\$70 per permit. The separate fees set forth below, if less than ~~\$60~~\$70, shall be increased to ~~\$60~~\$70 if the total fees for permits applied for as to the plumbing subcode do not total at least ~~\$60~~\$70.
- (2) The fee shall be ~~\$15~~\$18 per fixture or stack connected to the plumbing system and for each appliance connected to the gas piping or oil piping system.
- (3) The fee for special devices, including, but not limited to, service connections, separators, refrigeration units, backflow preventers, steam boilers, hot-water boilers, solar systems, sewer pumps and other similar devices, shall be ~~\$80~~ \$85 each.
- (4) The fee for repairs to septic systems shall be ~~\$60~~\$70.
- (5) The fee for nonregulated tanks shall be a set fee of ~~\$75~~\$85 per tank.
- (6) Backflow preventers and cross-connections that are subject to annual testing and inspection pursuant to the New Jersey Uniform Construction Code shall be charged \$75 per device annually.
- (7) Gas piping shall be ~~\$50~~\$65 for each four appliances.
- (8) Hydronic piping shall be \$25 for each separate zone.
- (9) Mechanical fees shall be ~~\$65~~\$85 for the first appliance and ~~\$45~~\$55 for each additional appliance.

**C. Electrical subcode fees.**

- (1) The minimum electrical subcode fee per permit shall be ~~\$60~~\$70. The separate fees set forth below, if less than ~~\$60~~\$70, shall be increased to ~~\$60~~\$70 if the total fees for permits applied for as to the electrical subcode do not total at least ~~\$60~~\$70.
- (2) The fee for receptacles and fixtures shall be ~~\$60~~\$70 for the first 50 and ~~\$20~~ \$25 for each additional 25 or part thereof.
- (3) Motors and electrical devices fees shall be:
  - a. Over 1 hp and up to 10 hp: ~~\$15~~\$20/motor or device.
  - b. Over 10 hp up to 50 hp: ~~\$60~~\$75/motor or device.

- c. Over 50 hp up to 100 hp: ~~\$125~~\$135/motor or device.
- d. Over 100 hp shall be ~~\$600~~\$650/motor or device.

(4) Transformer and generator fees shall be:

- a. Over 1 kw up to 10 kw: ~~\$15~~\$20.
- b. Over 10 kw up to 45 kw: ~~\$60~~\$75.
- c. Over 45 kw up to 112.5: \$13
- d. Over 112.5 kw: ~~\$600~~\$650.

(5) Service panels, entrances, and subpanel fees shall be:

- a. 1 amp up to 200 amps: ~~\$75~~\$100.
- b. 201 amps up to 1,000 amps: ~~\$125~~\$150.
- c. Greater than 1,000 amps: ~~\$600~~\$650.

(6) All electric for pools and hot tubs shall be a set fee. Aboveground pools and hot tubs shall be ~~\$100~~\$195. In-ground pools shall be ~~\$175~~\$295.

(7) The fee for the electrical certificate of continued occupancy shall be \$100.

(8) Solar photovoltaic systems; other electrical devices.

(a) For solar photovoltaic systems for any use group or accessory thereof, the fee shall be based on the total number of solar photovoltaic modules being installed as follows:

<b>Number of Modules</b>	<b>Fee</b>
1 to 50	\$125
51 to 100	\$200
101 to 250	\$375
251 to 500	\$700

(b) Greater than 500 modules, the fee shall be an additional \$1 per module. All other electrical devices, other than solar photovoltaic modules, shall be a separate fee based on the ampere or kilowatt rating of the device.

D. Miscellaneous.

- (1) The fee for an application for variation shall be ~~\$151~~\$174 for Classes 2 and 3, with a resubmission fee of ~~\$82~~\$100. The fee for Class 1 applications shall be ~~\$748~~\$826, with a reapplication fee of ~~\$289~~\$375.
- (2) For cross-connection backflow preventers that are subject to testing and require inspection annually, the fee shall be \$75 for each device when they are tested by an approved agency.
- (3) All construction fees shall be rounded to the nearest dollar.
- (4) During a temporary absence (vacation, sick day, etc.) of the Construction Official, the Construction Official may assign the duties of the Construction Official to a person(s) holding the requisite state licensing and credentials.
- (5) The annual permit fees shall be in accordance with N.J.A.C. 5:23-4.20.
- (6) Fees for lead and asbestos abatement shall be a set fee of ~~\$100~~\$150. Clearance certificate fees shall be \$50 each.
- (7) The fee for temporary tent shall be a set fee of \$125.
- (8) Solar heat fees shall be based on alteration costs stated in Subsection A(5) above.
- (9) Plan review on as-built drawings shall be priced at ~~\$57~~\$64 per hour.
- (10) Permits for and inspections of all elevators shall be obtained from the New Jersey Department of Community Affairs.

E. Fire protection subcode fees.

- (1) The minimum fee for any one fire subcode permit shall be ~~\$50~~\$70. The separate fees set forth below, if less than ~~\$50~~\$70, shall be increased to ~~\$50~~\$70 if the total fees for permits applied for as to the fire protection subcode do not total at least ~~\$50~~\$70.
- (2) The fees for alarm, signal, and supervisory devices, including but not limited to total of smoke/heat detectors, pull stations, water-flow switches, horns, strobes, bells, tamper switches, and low/high air switches shall be as follows:

- (a) First 12 devices: ~~\$45~~\$50 and ~~\$3~~\$5 for each additional device.
  - (b) Each fire pump: ~~\$125~~\$175.
  - (c) Each commercial kitchen exhaust system: ~~\$100~~\$195.
  - (d) Residential kitchen exhaust system: ~~\$35~~\$60.
  - (e) Incinerators and crematoriums: ~~\$365~~\$395.
- (3) The fee for R-4 and R-5 fire alarm systems shall be ~~\$50~~\$60
  - (4) The fee for each gas or oil appliance not connected to the plumbing shall be a set fee of \$65 each.
  - (5) The fee for standpipes shall be ~~\$300~~\$365 each.
  - (6) The fees for suppression system devices, including but not limited to fire pumps, dry pipe/alarm valves, and preaction valves shall be ~~\$50~~\$60 each.
  - (7) Sprinkler system fees (wet and dry) shall be as follows:

<b>Number of Heads</b>	<b>Fee</b>
1 to 20	<del>\$100</del> \$135
21 to 100	<del>\$175</del> \$225
101 to 200	<del>\$289</del> \$375
201 to 400	<del>\$748</del> \$825
401 to 1,000	<del>\$1,036</del> \$1125
Over 1,000	Additional \$1 per head

- (8) The fee for storage tanks above or below the ground shall be ~~\$75~~\$85 each.
- (9) The fee for pre-engineered systems shall be as follows:

<b>Item</b>	<b>Fee (for each item)</b>
Wet chemical	<del>\$200</del> \$235
Dry chemical	<del>\$200</del> \$235
CO2 suppression	<del>\$200</del> \$235
Foam suppression	<del>\$200</del> \$235
Halon (or similar) suppression	<del>\$200</del> \$235
Smoke control systems	<del>\$300</del> \$425
Kitchen hood exhaust systems (commercial)	<del>\$100</del> \$195
Commercial ovens	<del>\$60</del> \$100

Spray booths	\$100\$225
Appliances, other:	
Woodburning fireplaces or solid fuel	\$60\$75
Fuel-burning appliances	\$65\$75

- F. Site construction associated with premanufactured construction shall be charged by cost per thousand(s).
- G. If any part or parts of this section are for any reason held to be invalid, such adjudication shall not affect the validity of the remaining portions of this section and the state fees shall apply at a minimum without waiver.
- H. All ordinances or parts of ordinances which are inconsistent herewith are repealed, but only to the extent of such inconsistency. All other parts of the Code of Township of Franklin not inconsistent herewith are ratified and confirmed.
- I. Construction code fees. Buildings owned by the Quakertown Volunteer Fire and Rescue Squad shall be exempt from the payment of all Uniform Construction Code fees, but not inspections.
- J. State surcharge fees shall be set by the State of New Jersey Department of Community Affairs in conjunction with New Jersey Uniform Construction Code, 5:23-4.19.
- K. Any fee or fees not covered by this section will be charged in accordance with the New Jersey Uniform Construction Code § 5:23-4.20.
- L. Upon the resale or transfer of any real estate sold within the Township of Franklin, Hunterdon County, a resale clearance certification shall be required to be obtained by the seller. Separate from the Uniform Construction Code, the seller shall be charged ~~\$150~~\$200 for a background records search for the seller to verify that permits have been issued pursuant to the New Jersey Uniform Construction Code and that all open or applied-for permits are closed and the proper certificates have been issued. At such time, the current owner shall be given an approval certificate to show that, to the best knowledge of the Township Construction Office, the open permits and inspections have been completed per New Jersey Uniform Construction Code.



Section 3:

Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 4:

Repealer. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

Section 5:

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

**NOTICE**

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Committee of the Township of Franklin held on October 8, 2020 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on November 12, 2020 at 7:30 p.m. or as soon thereafter as the Township Committee may hear this Ordinance Online at <https://us02web.zoom.us/j/88129969129> and/or at the Municipal Building, 202 Sidney Road, Pittstown, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.



Christine Burke  
Township Clerk



Additional Information:

**Scheduled Zoom meeting.**

Topic: Town Committee

Time: Nov 12, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88129969129>

Meeting ID: 881 2996 9129

One tap mobile

+16465588656,,88129969129# US (New York)

+13017158592,,88129969129# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

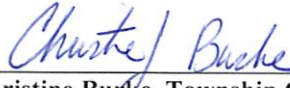
+1 346 248 7799 US (Houston)

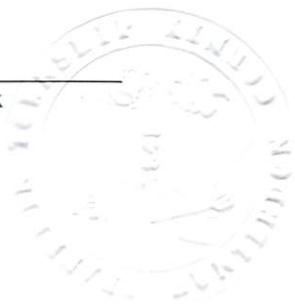
Meeting ID: 881 2996 9129

Find your local number: <https://us02web.zoom.us/u/kcOEprhy28>

I, Christine Burke, Clerk for the Township of Franklin, hereby certify that Ordinance #2020-11 was introduced on first reading by the governing body of the Township of Franklin, County of Hunterdon, on October 8, 2020.

Public hearing and consideration for adoption was held on November 12, 2020, at which time the Ordinance was finally adopted.

  
\_\_\_\_\_  
Christine Burke, Township Clerk



Introduction : October 8, 2020  
Published : October 15, 2020  
Amended : N/A  
Published : N/A  
Public Hearing : November 12, 2020  
Adopted : November 12, 2020  
Published : November 19, 2020

**FRANKLIN TOWNSHIP  
HUNTERDON COUNTY  
FINAL PASSAGE**

**PUBLIC NOTICE** is hereby given that the following titled Ordinance was duly considered for final passage and adopted by the Franklin Township Committee upon conclusion of the public hearing held on Thursday, November 12, 2020.

**ORDINANCE 2020-11**

**AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING VARIOUS CHAPTERS OF THE CODE OF THE TOWNSHIP OF FRANKLIN TO REVISE CONSTRUCTION CODE FEES AND THE ESCROW FEE FOR A C VARIANCE.**

By Order of the Township Committee

Christine J. Burke, RMC  
Municipal Clerk

EMAIL TO THE HUNTERDON COUNTY DEMOCRAT

LEGAL NOTICE, ONE PUBLICATION ONLY, **THURSDAY, NOVEMBER 19, 2020**

NO AFFIDAVIT NEEDED