

HARDING TOWNSHIP
ORDINANCE NO. 01-14

“AN ORDINANCE AMENDING CHAPTER 171 (Fees)
OF THE CODE OF THE TOWNSHIP OF HARDING”

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HARDING, IN THE COUNTY OF MORRIS AND THE STATE OF NEW JERSEY, AS FOLLOWS:

SECTION 1: §171-5 through §171-14 of Article III Construction Code, Chapter 140 shall be amended (with deletions shown by strikethroughs and additions underlined) as follows:

§171-5. Building subcode fees.

A. New construction and additions. *No change.*

B. Renovations, alterations and repairs and pools. Fees for renovations, alternations, repairs and site-performed building subcode work associated with premanufactured construction shall be based upon the estimated cost of work (with the exception of those elements whose building subcode fee is set by flat fee).

Type	Fee
Estimated cost up to and including \$150,000	\$33 <u>\$30</u> per \$1,000
\$150,001 up to and including \$500,000	Additional fee of \$20 <u>\$19</u> per \$1,000
Above \$500,000	\$19 <u>\$18</u> per \$1,000 additional fee
Fees for projects consisting of combinations of renovations/alteration component and additions	Sum of these fees computed separately; minimum fee of \$94 \$80

C. Fees for the following types of projects shall be established by flat fee:

Type	Fee
Re-roofing of a single-family dwelling or accessory building	\$120
Re-siding of a single-family dwelling or accessory building	\$120
Lead abatement	\$190
Radon remediation equipment	\$83 <u>\$80</u>
Asbestos removal	\$120
Pool enclosure	\$83 <u>\$80</u>
<u>Hot Tub with Safety Cover</u>	<u>\$50</u>

D. *No Change.*

E. Demolition *No Change.*

F. Signs. *No Change.*

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G. Installation of:

Type	Fee
Satellite antenna receiver	\$88
Elevator subcode – administrative fee, each elevator	\$110
<u>Temporary Event Fee: The permit fee for work done in conjunction with a Temporary Event</u>	<u>1/3 the regular fee</u>

§171-6. Fire subcode fees.

A. Sprinklers and detectors. For installation or replacement of fire protection systems, such as sprinkler systems, smoke or heat or other types of automatic detection systems, manual alarm systems, the fees shall be calculated on the number of individual component devices as follows:

Number of Sprinkler Heads	Fee
1 to 20	\$105
21 to 100	\$191
101 to 200	\$357
201 to 400	\$918
401 to 1,000	\$1,253
Over 1,000	\$1,566

Number of Detectors	Fee
1 to 12 <u>1 to 5</u>	\$105 <u>\$50</u>
<u>6 to 12</u>	<u>\$105</u>
13 to 20	\$169
21 to 100	\$255
101 to 200	\$315
201 to 400	\$806
401 to 1,000	\$1,091
Over 1,000	\$1,361

B. Systems:

Type	Fee
Pre-engineered suppression	\$164
Standpipe	\$346
Per each <u>new</u> fuel-fired appliance	\$72
<u>Per each replacement fuel-fired appliance</u>	<u>\$55</u>
Per each kitchen exhaust system, noncommercial	\$72
Per each kitchen exhaust system, commercial	\$164
Per each incinerator or similar device	\$434

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Type	Fee
<u>Chimney liner or chimney re-lining</u>	<u>\$72</u>
Smoke control systems	\$271
Fire pumps	\$218
Freestanding Fire Department connection	\$218
<u>Change from conventional telephone service line for Fire Protection Alarm signal to DACT</u>	<u>\$35</u>
Minimum fee will be:	\$72
<u>Temporary Event Fee: The permit fee for work done in conjunction with a Temporary Event</u>	<u>1/3 the regular fee</u>

§171-7. Plumbing subcode fees

A. Fixtures and appliances connected to the plumbing system; per fixture:

Type	Fee
Water closet/bidet/urinal	\$26
Bathtub	\$26
Lavatory/sink	\$26
Shower/floor drain	\$26
Washing machine (rough plumbing for washer)	\$26
Dishwasher	\$26
Commercial dishwasher	\$26
Water heater (replacement in kind)	\$26
Hose bibs	\$26
Water cooler	\$26
Garbage disposal (where permitted)	\$26
Indirect connection	\$26
Vent stack	\$26
Anti-vortex drains – pools and spas <u>(Up to 6)</u>	\$26
<u>Each additional drain</u>	<u>\$10</u>
<u>Gas grill including gas piping</u>	<u>\$75</u>
<u>Residential Boiler (Replacement in kind includes backflow preventer)</u>	<u>\$75</u>

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B. Special Devices

Type	Fee
Grease traps	\$105
Oil separators	\$105
Water-cooler air conditioners	\$105
Refrigeration units	\$105
Water heater – new installation	\$105
Water utility connection	\$100
Sewer utility connection	\$100
Backflow preventer	\$100
Steam boilers	\$100
<u>New hot water boilers (pool heaters)</u>	\$100
<u>New gas piping/gas service entrance</u>	\$100
<u>Gas piping – ancillary</u>	<u>\$45</u>
Active solar systems	\$100
Sewer pumps	\$100
Interceptors	\$100
Fuel oil piping	\$100
<u>Other new fuel fired appliances</u>	\$100
<u>Other replacement fuel fired appliances</u>	<u>\$55</u>
Generators	\$100
Vacuum release system for pool	\$100
Yard hydrants	\$100
Water treatment	\$100
Special devices – other	\$100
<u>Temporary Event Fee: The permit fee for work done in conjunction with a Temporary Event</u>	<u>1/3 the regular fee</u>

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§171-8. Electrical subcode fees

A. Electrical Fixtures and devices. *No Change.*

B. Motors. *No Change.*

C. Electrical devices (including transformers and generators):

Number of KW	Fee
Greater than 1 or less than or equal to 10	\$26
Greater than 10 or less than or equal to 45	\$72
Greater than 45 or less than or equal to 112.5	\$148
Greater than 112.5	\$713

NOTE: No additional charge for up to 5 switches, fixtures or receptacles installed with any of these devices.

D. Service equipment (term includes services, motor control centers, disconnects):

Number of Amps	Fee
Greater than 0 or less than or equal to 225	\$72
Greater than 225 or less than or equal to 1,000	\$148
Greater than 1,000	\$713

NOTE: No additional charge for up to 5 switches, fixtures or receptacles installed with any of these devices.

E. Construction pole service and one to 10 receptacles: *No Change.*

F. Annual pool inspection – commercial: *No Change.*

G. Temporary Event Fee: The permit fee for work done in conjunction with a Temporary Event 1/3 the regular fee

§171-9. State surcharge. *No Change.*

§171-10. Surcharge for third-party inspection services. *No Change.*

§171-11. Certificate of occupancy fees. *No Change.*

§171-12. Fees for variations. *No Change.*

§171-13. Plan review. *No Change.*

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§171-14. Storage tanks.

~~Installation or removal~~

Removal/Abandonment.

Number of Gallons

Fee

Removal or abandonment of underground tanks 275 gallons through 2,000 gallons (per tank) \$153

Removal of above ground tanks (per tank) \$60

Removal of tanks over 2,000 gallons shall be priced per alteration fee schedule

Installation of storage tanks.

Underground tanks 275 – 2,000 gallons \$153

Underground tanks over 2,000 gallons shall be priced per alteration fees

Above ground tanks (per tank)

Up to 275 gallons \$60

Over 275 gallons \$120

SECTION 2: §171-15 through §171-24 of Article IV Land Use and Development shall be amended (with deletions shown by strikethroughs and additions underlined) as follows:

§171-15. Land use and development fees. *No Change.*

§171-16. Land use procedures and variance applications.

	Application Fee	Plus Deposit for Technical Review
Application for certification by Tax Assessor of list of adjoining property owners	\$0.25 per name or \$10, whichever is greater	n/a
Appeal pursuant to N.J.S.A. 40:55D070(a) (appeal from administrative official or agency based on enforcement of Zoning Ordinance, including an appeal from a decision of the Tree Conservation Officer; fee to be returned if appeal successful)	\$326 <u>\$600</u> ; except an appeal from decision of Tree Conservation Officer: \$55	\$300 \$850
Interpretation of map or Zoning Ordinance or decision of special questions pursuant to N.J.S.A. 40:55D-70(b)	\$326 <u>\$600</u>	\$300 \$850
Application for variance pursuant to N.J.S.A. 40:55D-70(c) not involving a subdivision of land	\$540 <u>\$600</u> for the first variance plus \$110 for each additional variance. See §171-17 for variance applications involving a subdivision of land.	\$700 \$850
<u>Alternate request for each variance in connection with appeal or interpretation</u>	<u>\$110 for each variance request</u>	

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	Application Fee	Plus Deposit for Technical Review
Application for variance pursuant to N.J.S.A. 40:55D-70(d)	\$1,619; except in the case of a (d)(3) variance involving an accessory residence: \$1,080	\$2,500
Appeal to Township Committee from grant of use variance pursuant to N.J.S.A. 40:55D-70(d)	\$1,619	\$2,000
Request to Board of Adjustment for an amendment of conditions contained in a previously adopted resolution of approval	\$540	\$300
Request to Board of Adjustment for extension of variance	\$83 <u>\$150</u>	n/a
Application for conditional use permit:		
For an accessory residence	\$434	\$750
For any other residential use	\$218 per unit	
For any nonresidential use	\$271 per 1,000 square feet of gross floor area, plus \$4271; per 10,000 square feet of lot area affected or portion thereof. The minimum fee (except in connection with an accessory residence) shall be \$1,619	
Application pursuant to N.J.S.A. 40:55D-34 or appeal pursuant to N.J.S.A. 40:55D-36 (building lot to abut street)	\$326 \$600	\$300 \$850
Special meeting (Planning Board or Board of Adjustment, if requested by or with \$1,500 consent of applicant)	\$1,619	n/a
Publication fee <u>for Notice of Decision</u>	\$55	n/a
§171-17. Subdivision of land.		
	Application Fee	Plus Deposit for Technical Review
Subdivision application: concept plan	\$540	\$1,000
Minor subdivision application: lot line realignment		\$1,500
1. Where all affected lots are developed	\$540	
2. Where any affected lot is vacant	\$3,238 per lot	
Any other minor subdivision	\$3,238 per lot	\$3,000
Extension of minor subdivision approval	\$540	
Major subdivision application:		
Preliminary	\$3,238 per lot	\$2,000, plus \$2,000 per lot
Final	No fee is filed simultaneously with preliminary; \$1,080 per lot if filed separately	50% of the initial deposit for preliminary

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	Application Fee	Plus Deposit for Technical Review
Application for a variance in conjunction with any subdivision of land	\$1,080 or \$508 -\$540 per variance lot, whichever is greater (no fee for any lawful preexisting condition)	\$1,000
Amended application	½ of the original application fee if within 3 years of approval; thereafter, 100% of the original application fee.	50% of the initial deposit
Extension of preliminary or final major subdivision approval	\$1,080	50% of the initial deposit
§171-18. Site development. <i>No Change.</i>		
§171-19. Soil erosion and sediment control. <i>No Change.</i>		
§171-20. Tree conservation. <i>No Change.</i>		
§171-21. Flood damage prevention. <i>No Change.</i>		
§171-22. Environmental Impact Statement (EIS) review. <i>No Change.</i>		
§171-23. Technical review fees. <i>No Change.</i>		
§171-24. Zoning fees.		
	Fee	
New Construction – single-family dwelling	\$434	
New construction - accessory dwelling	\$434	
Additions to existing structures - principal residence	\$218	
Additions to existing structures - accessory building structures	\$218	
New construction of accessory structures - swimming pool	\$164	
New construction of accessory structures - pool house	\$164	
New construction of accessory structures - patio	\$164	
New construction of accessory structures - deck	\$164	
New construction of accessory structures - shed	\$164	
New construction of accessory structures - detached garage	\$164	
New construction of accessory structures – play equipment/house	\$164	
New construction of accessory structures - lighting plans	\$164	
New construction of accessory structures - solar arrays (ground-mounted)	\$164	
New construction of accessory structures - telecommunications equipment	\$164	
New construction of accessory structures - fence	\$83	
New construction of accessory structures - entry pier/gate	\$83	
New construction of accessory structures - pergola/gate	\$83	
New construction of accessory structures - pool equipment	\$83	

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	Fee
New construction of accessory structures - air conditioning unit	\$83
New construction of accessory structures - generator	\$83
New construction of accessory structures - walkway/wall	\$83
New construction of accessory structures - business signs (located in B-1/B-2 zones) - per sign	\$55
Survey/engineering plans/architectural plan reviews - foundation location survey	\$55
Survey/engineering plans/architectural plan reviews - final survey	\$55
	½ original plan review
Survey/engineering plans/architectural plan reviews - revised plans	fee
Survey/engineering plans/architectural plan reviews - concept plan review	\$36
<u>Driveway – new construction / reconfiguration</u>	<u>\$83</u>

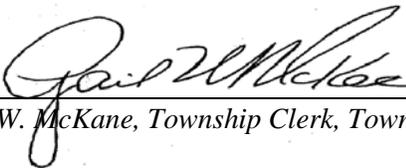
SECTION 3: If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5: This ordinance shall take effect after final passage and publication as prescribed by law.

I, Gail W. McKane, Township Clerk of the Township of Harding, do hereby certify this document to be a true copy of the original ordinance as adopted at the meeting of the Township Committee on February 18, 2014

Date: February 18, 2014



Gail W. McKane, Township Clerk, Township of Harding