TOWNSHIP OF INDEPENDENCE
COUNTY OF WARREN

ORDINANCE NO. 2026-11

AN ORDINANCE AMENDING CHAPTER 175 OF THE CODE OF THE TOWNSHIP OF INDEPENDENCE ENTITLED "CONSTRUCTION CODES, UNIFORM" IN ORDER TO INCREASE THE SCHEDULE OF FEE ESTABLISHED THEREUNDER.

BE IT ORDAINED by the Township Committee of the Township of Independence as follows:

Section 175-2. Schedule of Fees

A. New Structure Fees – As set forth herein

Type	**Fee**
Use Groups B,H, I-1,I-2, I-3, M, E, R-1, R-2, R-3, R-4, U, A-1, A-1, A-3, A-4	Volume of building_____cubic feet x 0.050= $_____(Volume fee)
Use Groups F-1, F-2, S-1, S-2	Volume of building_____cubic feet x 0.035= $_____(Volume fee)
Commercial Farm buildings, maximum fee Not to exceed $1,100.00	Volume of building_____cubic feet x 0.020= $_____ (Volume fee)

Note: Premanufactured construction and external utility connections for premanufactured construction shall be based upon the estimated cost of work at $40.00 per $1,000.00.

Minimum fee for building, electrical, plumbing, and fire shall be $75.00.

B. Renovations, alternations, repair and minor work fees including roofing, siding, decks, above ground pools and in ground pools shall be $40.00 per $1,000.00 (The applicant shall submit cost data by architect or engineer of record, a recognized estimating firm or by contract or bid. The Department will review the construction cost for acceptability.)

NOTE: For combination of renovation and addition, the sums of the fees are computed separately as renovations and additions.

C. Electric subcode fees.

Type	**Fee**

Switches/fixtures/receptacles (includes motors/devices 1 HP or 1 KW or less) 1-50	$65
Each additional 25 outlets	$25
Electrical devices/generators/transformers	
Over 1 KW to 10 KW, each	$65
10.1 KW to 45 KW, each	$150
45.1 KWto 112.5 KW, each	$200
Over 112.5 KW, each	$650
Motors	
Over 1 HP to 10 HP, each	$20
Over 10HP to 50HP,each	$60
Over 50 HP to 100 HP, each	$120
Over 100 HP, each	$560
Service panels/service entrance/subpanels	
1 to 200 amps, each	$65
Over 200 to 1,000 each	$125
Over 1,000 amps, each	$500

Line item fees (as per technical sections):	
Ranges/ovens/surface units	
(Over 1 to 10 KW), each	$20
(Over 10 KW), each	$65
Dishwasher	(By size as listed above)
Garbage disposal	(By size as listed above)
Dryer	(By size as listed above)
A/C units	(By size as listed above)
Burglar alarm/intercom systems	(Include in fixture total)
Smoke detectors	(Include number in fixture total)
Whirlpool spa	(By size as listed above)
Subpanel	(By size as listed above)
Water heater	(By size as listed above)
Central heat	(By size as listed above)
Baseboard heat	(By size as listed above)
Heat pump	(By size as listed above)
Pumps	(By size as listed above)
Motor control center	(By amp size)
Signs	$25
Light standards	(Included in fixture total)
Motors-frac HP	(Include in fixture total)
Motors, (all others)	(By size as listed above)
Transformer/generators	(By size as listed above)
Service/service entrance	(By size as listed above)
Pools (private)(excluding panel boards), each	$75
Annual (public) Pool inspections	$100

Solar Photovoltaic systems inclusive of all components associated with the installation for ALL USE GROUPS shall be a flat fee as follows:

10 kw and less:	$375.00
Greater than 10 kw to 25 kw	$450.00
Greater than 25 kw to 45 kw	$550.00

Greater than 45 kw to 112.5 kw	$650.00
Greater than 112.50	$1,200.00

* Flat fee does NOT include any service-related equipment replacement or installation outside the limits of the PV system installation.

D. Plumbing fees.

(1) The minimum plumbing fee shall be $75 for the first four fixtures or gas appliances; every fixture or gas appliance thereafter shall be $30.

(2) Special devices shall be $75.

(3) Description of fixtures and special devices are as follows:

(a) Plumbing fixtures. A plumbing fixture is described as a receptacle which is either permanently or temporarily connected to the water distribution system of the premises, and demands a supply of water there from or discharges used water, liquid borne waste materials, or sewage either directly or indirectly to the drainage system of the premises, or which requires both a water supply connection and a discharge to the drainage system of the premises. Plumbing appliances as a special class of fixture are further defined below.

[1] A general description of these fixtures are as follows, but not limited to:

Baseboard heating piping (heat loops)
Bidets
Clinic sinks
Dental units or cuspidors
Dishwasher (residential or commercial)
Drinking fountains
Floor drains
Food waste grinders
Fuel oil piping
Hand washing sinks
Hose bibs
Kitchen sinks (private or restaurant)
Laundry sinks
Lavatories
Radon piping
Shower stalls
Soaking tubs
Two- and three-bay sinks
Urinals
Vegetable soaking sinks
Washing machines (residential or commercial)
Water closets
Water heaters (electric, gas or oil fired)

[2] Gas piping shall be as per appliance:

Barbecue grills

Boilers
Ceiling heaters
Clothes dryers
Fireplace inserts
Furnaces
Outside sidewalk and driveway lamps
Ranges
Space heater
Water heater

(b) Special devices. A special device may be defined as one of the special class of plumbing fixtures which is intended to perform a special function. Its operation and/or controls may be dependent upon one or more energized components, such as motors, controls, heating elements, or pressure or temperature sensing elements. Such fixtures may operate automatically through one or more of the following actions: Time cycle, a temperature range, a pressure range, a measured volume or weight; or the device may be manually adjusted or controlled by the user or operator. A general description of the special devices are as followed but not limited to:

Active solar systems
Agriculture type of water feeders for animals
Aquarium tanks
Aspirators
Autopsy tables
Backflow preventor (excluding boilers - only those that have test ports)
installed between wells and public water supplies
Baptistries tanks
Fountain basins
Grease interceptors
Hospital and clinical fixtures that require protection from contaminating the
water supply
Hot water boilers
Lawn sprinkling systems
Oil interceptors
Oil tanks
Ornamental or Lilly pools
Propane tanks
Sand interceptors
Sewer ejectors (pneumatic)
Sewer lines (residential and commercial)
Sewer pumps (mechanical)
Steam boilers
Swimming pools
Water cooled air conditioning
Water cooled refrigeration unit
Water services (residential and commercial)
Water softeners

E. Fire protection and hazardous equipment fee. Fire protection and other hazardous equipment, sprinklers, standpipes, detectors (smoke and heat, pre-engineered suppression

systems, gas and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums:

(1) Sprinkler heads or detectors.

Number of Head or Detectors	**Fee**
1-20	$125
21-100	$200
101-400	$400
401-1,000	$1,000
Over 1,000	$1,250

Number of Head or Detectors	**Fee**
1-20	$75
21-100	$100
101-200	$150
201-400	$300
401-1000	$500
Over 1001	$1,250

(3) Independent pre-engineered systems. Number of systems x $150 = $_____

(4) Gas or oil-fired appliance which is not connected to the plumbing system. Number of appliances x $75 = $_____

(5) Kitchen exhaust system. Number of systems x $150 = $_____

(6) Incinerators. Number of incinerators x $365 = $_____

(7) Crematoriums. Number of crematoriums x $365 = $_____

F. Demolition or removal permits:

Underground Storage tanks residential, commercial and farm the fee will be $200.00

Note: Above Ground Storage tanks all gasoline, oil, etc. the fee will be $75.00 per tank

G. Signs. The sign fee shall be $1.20 per square foot. (Note: fee to be based on one side of double-sided signs)

H. Special Inspection Fees:

Any subcode inspection which is requested for a time other than during regularly scheduled hours of the Township Inspectors shall be at a rate of $250 for each inspection and shall be paid prior to the inspections.

H. Certificate of occupancy fees.

(1) Fee shall be in the amount of 10% of the new construction permit fee. Minimum fee shall be $120.

(2) The fee for a certificate of occupancy granted pursuant to a change of use group shall be $260.

(3) The fee for a certificate of continued occupancy issued under N.J.A.C. 5:23- 2.23c shall be $260.

(4) The fee for a temporary certificate of occupancy shall be $30.

(5) The fee for the first issuance and the renewal of a temporary certificate of occupancy shall be $30.00.

(1) Exception: There shall be no fee for the first issuance of the temporary certificate of occupancy provided the certificate of occupancy fee is paid at that time.

(2) Exception: Where a written request for a temporary certificate of occupancy is made for reasons other than uncompleted work covered by the permit (such as uncompleted work required by prior approvals from state or municipal agencies), no renewal fee shall be charged.

(6) The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be $594.00 for class I structures and $120.00 for class II and III structures. The fee for a resubmission of an application for a variation shall be $229.00 for class I structures and $65.00 for class II and III structures.

I. Review permit and certificate fees.

(1) The fee for plan review of a building for compliance under the alternate systems and nondepletable energy source provisions of the energy subcode shall be $274 for one- and two-family homes (use group R-3 of the building subcode), and the light commercial structures having the indoor temperature controlled from a single point and $1,369 for all other structures.

(3) The fee for a permit for lead hazard abatement work shall be $140. The fee for a lead abatement clearance certificate shall be $28.

(4) Annual permit requirements are as follows:

The fee to be charged for an annual construction permit shall be charged annually.

This fee shall be a flat fee based upon the number of maintenance workers who are employed by the facility, and who are primarily engaged in work that is governed by a subcode. Managers, engineers and clericals shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee. Annual permits may be issued for building/fire protection, electrical and plumbing.

Fees for annual permits shall be as follows:

(1) One to 25 workers (including foremen) $1,000.00/worker; each additional worker over 25, $350/worker.

(2) Prior to the issuance of the annual permit, a training registration fee of $140.00 per subcode and a list of not more than tree individuals to be trained per subcode shall be submitted by the applicant to the Department of Community Affairs, Bureau of Code Services, Education Unit along with a copy of the construction permit (Form 170). Checks shall be made payable to "Treasurer, State of New Jersey." The Department shall register these individuals and notify them of the courses being offered.

(5) For cross connections and backflow preventors that are subject to testing requiring reinspection annually, the fee shall be $65 for each device when they are tested.

(6) State training and certification fees. Current fees pursuant to N.J.A.C. 5:23-1.19:

Type	**Fee**
New structures	Volume of structure x $0.00265
Alterations (including asbestos abatement)	$1.35 per $1,000

(7) Grand total of all fees. Minimum fee for construction permit, in part or in total, shall be $75 pursuant to N.J.A.C. 5:232.27. In the case of a discontinuance of a building project, the plan review fees are not refundable.

§ 175-3. Biannual report.

The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Township of Independence biannually a report recommending a fee schedule based on the operating expenses of the agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction

Code Act.

§ 175-4. Surcharge fee.

A. In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations, the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee of $0.00265 per cubic foot of volume of new construction. Said surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarters ending September 30, December 31, March 31 and June 30, and not later than one month next succeeding the end of the quarter for which it is due. In the fiscal year in which the regulations first become effective, said fee shall be collected and remitted for the third and fourth quarters only.

B. The surcharge for renovations shall be $1.35 per $1,000.

§ 175-5. Appeals from decisions of enforcing agency.

All appeals from the enforcing agency shall be made to the Warren County Board of Appeals as provided by law.

REPEALER: All Ordinances of the Township of Independence, which are inconsistent with the provision of this Ordinance are hereby repealed to the extent of such inconsistency. If any section, subsection, sentence, clause or phrase of the Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

EFFECTIVE DATE: This Ordinance shall take effect following its final passage and publication in accordance with the law.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF INDEPENDENCE

_____

Dena Hrebenak
Municipal Clerk/Administrator

_____

Robert Giordano
Mayor

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed on first reading by the Independence Township Committee at its regular monthly meeting held on October 13, 2026 which Ordinance shall be given further consideration for final passage following a public hearing to be conducted thereon at its regular monthly meeting to be held on November 10, 2026 at the Independence Township Administrative Offices, 286B Route 46, Great Meadows, New Jersey 07838.

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Dena Hrebenak, RMC
Municipal Clerk/Administrator