ORDINANCE 2026-25

AN ORDINANCE OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 159, ENTITLED "CONSTRUCTION CODES, UNIFORM" SO AS TO AMEND CERTAIN FEES OF THE TOWNSHIP CODE OF THE TOWNSHIP OF LITTLE EGG HARBOR

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, as follows:

SECTION 1. That the governing body hereby amends and supplements Chapter 159 of the Township Code entitled "Construction Code, Uniform" so as to amend §159-4, "Adoption of Fee Schedule" in its entirety, as follows:

§ 159-4 Adoption of Fee Schedule

A. The following fee schedule is hereby adopted and established for the following construction and subcode fees:

(1) **Building subcode fees.** The minimum fee for any permit issued under this section shall be $75.00.

(a) New construction. Fees for new construction shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. Use groups and types of construction are as classified and defined in Articles 3 and 6 of the building subcode.

(1) New construction shall be 0.040 per cubic foot of volume for all Use groups, except Use groups A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2, which shall be 0.030 per cubic foot of volume.

(2) Structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d) shall be 0.011 per cubic foot of volume, with the maximum fee for such structures on farms not to exceed $1,602.00

(b) The fees for renovations, alterations, reroofing, repairs, and site construction associated with premanufactured construction, and the external utility connections for premanufactured construction shall be based on estimated cost of the work. To determine estimated cost, the applicant shall submit to the Construction Official such cost of data as may be available produced by the homeowner, the architect or engineer of record, or by a recognized estimating firm, or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Construction Official shall make

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the final decision regarding estimated cost.

Estimated Cost of Work	**Fee**
$1 to $50,000	$40 per $1,000
$50,001 to $100,000	Add $35 per $1,000
Over $100,000	Add $25 per $1,000

(c) Additions. Fees shall be computed on the same basis as for new construction for the added portion.

(d) Combination renovations and additions. Fees shall be computed separately in accordance with §159.4A and §159-4A(1)(b).

(e) Towers: $100

(f) Fences greater than six feet in height: $100.

(g) Open decks not attached to a principal or accessory structure & similar structures for which volume cannot be computed shall be $75

(h) Residential Decks
Shall be computed as a unit rate of $35 per $1,000 of estimated cost

(i) Construction trailers. The fee shall be $100.

(j) Pools and hot tubs: Use group R-5
Aboveground: $100
In-ground: $200
All other use groups: $300.

(k) Siding for all Use groups other than R-5: $75.

(l) Tents: The fee for tents meeting any of the following criteria shall be $150.
(1) The tent, tensioned membrane structure, or canopy is 140 ft. or more in any dimension and 16,800 square feet or more in area whether it is one unit or is composed of multiple units.
(2) The tent, tensioned membrane structure, or canopy remains in place or will remain in place for more than 180 days
(3) The tent, tensioned membrane structure, or canopy is used or occupied between December 1st and March 30th
(4) The tent, tensioned membrane structure, or canopy has a permanent anchoring system or foundation; and
(5) The tent, tensioned membrane structure, or canopy contain platforms or bleachers greater than 11 feet in height.

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(m) Retaining walls:

(1). A retaining wall with a surface area greater than 550 square feet that is associated with a Class 3 residential structure shall be $200.

(2) A retaining wall with a surface area of 550 square feet or less that is associated with a Class 3 residential structure shall be $100.

(3) A newly constructed retaining wall of any size at other than a Class 3 residential structure shall be computed as a unit rate of $35 per $1,000 of estimated cost of the construction.

(n) Photovoltaic systems: The fee shall be computed as a unit rate of $35 per $1,000 of estimated cost of the construction.

(2) **Plumbing Subcode Fees**: The minimum fee for any permit issued under this section shall be $75.00.

(a) Fixtures and appliances. The fee per fixture for fixtures and appliances shall be $15, except as provided for in §159-4A(2)(b).

(b) Special devices. The fee per device for grease traps, oil separators, water-cooled air-conditioning units, refrigeration units, utility service connections, backflow preventers, steam boilers, hot-water boilers (excluding those for domestic water heating), gas piping, gas service entrances, active solar systems, sewer pumps, interceptors and fuel oil piping shall be $75.00.

(c) Water connection:
(1) Use group R-5: $75
(2) All other use groups: $100.00.

(d) Sewer connection:
(1) Use group R-5: $75
(2) All other use groups: $100.

(e) Propane and similar tanks:
(1) Use group R-5: $75
(2) All other use groups: $100

(f) Pool drains:
(1) Use group R-5: $75
(2) All other use groups: $100

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(3) **Fire Protection Subcode Fees.**
The minimum fee for any permit issued under this section shall be $75.00.

(a) Fire sprinkler
(1) One to 20 heads: $91.
(2) Twenty-one to 100 heads: $168.
(3) One hundred one to 200 heads: $321.
(4) Two hundred one to 400 heads: $831.
(5) Four hundred one to 1,000 heads: $1,150
(6) Over 1,000 heads: $1,469.00.

(b) Smoke detectors
(1) One to 12 detectors: $75
(2) 13 to 24 detectors: $100
(3) 25 or more: $125.

(c) Fire alarm devices
1. One to 12: $75.
2. 13 to 24: $100
3. 25 to 36: $125
4. 37 or more: $150.

(d) Fire Alarm Panel: $125.
(e) Emergency Responder Radio Coverage (ERRC): $150.
(f) Standpipe: each $321.
(g) Independent pre-engineered systems: $129.
(h) Gas-or oil fired appliance not connected to the plumbing system: each $75.
(i) Commercial kitchen exhaust system: each $100.
(j) Incinerator: each $511.
(k) Crematorium: each $511.
(l) Underground fire line: $150 per every 100 feet.
(m) Exit signs: $10 per sign.
(n) AST removal: $100 per tank.
(o) UST removal: $150 per tank.
(p) AST install: $150 per tank.
(q) UST install: $300 per tank.

(4) **Electrical Subcode Fees:**
The minimum fee for any permit under this section shall be $75.

(a) Fixtures and receptacles. The fee for receptacles and fixtures which shall include lighting outlets, wall switches, electric discharge fixtures, convenience receptacles, sensors, dimmers, alarm devices, smoke and heat detectors, communications outlets, light standards eight feet or less in height including luminaries, emergency lights, electric signs, exit lights or similar electric fixtures and devices rated 20 amperes or less including motors or equipment rated less than one horsepower (hp) or one

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kilowatt (kw) shall be as follows:
(1) One to 25: $75.
(2) For each 25 additional: add $25.
(3) For each receptacle rated from 30 to 50 amperes: $25.
(4) For each light standard greater than eight feet in height: $25.

(b) Motors or electrical devices, each:
(1) Greater than one horsepower or kilowatt to 10 horsepower or kilowatts: $25
(2) Greater than 10 horsepower or kilowatts to 50 horsepower or kilowatts: $50
(3) Greater than 50 horsepower or kilowatts to 100 horsepower or kilowatts: $200
(4) Greater than 100 horsepower: $500

(c) Transformers and generators, each:
(1) Greater than 1 kilowatt to 10 kilowatts: $25
(2) Greater than 10 kilowatts to 45 kilowatts: $50
(3) Greater than 45 kilowatts to 112.5 kilowatts: $200
(4) Greater than 112.5 kilowatts: $500

(d) Service panels, service entrance or subpanel, each:
(1) One ampere to 225 amperes: $75
(2) Greater than 225 amperes to 400 amperes: $150
(3) Greater than 400 amperes to 1,000 amperes: $250
(4) Greater than 1,000 amperes: $500.

(e) PV systems shall be a set fee of $250.00.

(f) Pools
(1) Use Group R-5
(a) Permit for installation of new aboveground swimming pool, spa, hot tub or fountain: $75
(b) Permit for installation of new in-ground swimming pool: $100
(2) All other Use Groups
(a) Permit for installation of new swimming pool, spa, hot tub or fountain: $250
(b) Annual inspection of public swimming pool, spa, hot tub or fountain: $75

(g) Installation of single and multiple- station smoke or heat detectors and fire, burglar or security alarm systems in any one or two family dwelling $75.

(h) Irrigation systems: $75.

(i) For the purpose of computing these fees, all motors, except those in plug-in appliances, shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.

(j) Inspection for restoration of power: $75

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(5) **Mechanical Fees:** The minimum fee for any permit issued under this section shall be $75.00.

(a) Water heater: $75
(b) Hot air furnace: $125
(c) Steam boiler: $100
(d) Hot water boiler: $100
(e) Central air conditioner: $75
(f) Combination heat and air conditioning (including package units): $100
(g) Gas, oil, hydronic piping: $75
(h) Fuel piping connections: $75
(i) Gas piping connections one to 4: $75 each additional $25
(j) LPG tank: $75
(k) Chimney/vent: $75
(l) Fireplace: $100
(m) Pool heater: $100
(n) Gas conversion: $75.

(6) Fees applicable to §159-4A(1) through §159-4A(5) above.

(a) Plan review fee 20% of the amount to be charged for a new construction permit.

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

(c) Certificates and other permits.
(1) Demolition or removal permit.
(a) Structures less than 5,000 square feet in area and less than 30 feet in height (Use group R-3 or R-5), and for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d): $92.
(b) Fuel tanks: $92
(c) All other Use Groups: $168.

(2) Certificate of occupancy: $39
(a) Certificate of occupancy granted pursuant to a change of use: $168
(b) Certificate of continued occupancy issued under N.J.A.C. 5:23-2.23(c): $168.
(c) Renewal of a temporary certificate of occupancy: $30.

(3) Application for variation under N.J.A.C. 5:23-2.10.
(a) Class 1 structure: $321
(b) Class 2 and 3 structures: $168.

(4) Resubmission of an application for a variation
(a) Class 1 structure: $321
(b) Class 2 and 3 structures: $91.

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(5) Annual permits
   (a) Construction permit. The fee for a construction permit 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.
   (b) Annual permits may be issued for building, fire protection, electrical and plumbing.
   (c) One to 25 workers (including foreman): each $933
   (d) Each additional worker over 25, $329
   (e) Prior to the issuance of an annual permit, a training registration fee of $196 per subcode and a list of not more than three 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. Checks shall be made payable to "Treasurer, State of New Jersey."
(6) Reinstatement of lapsed permit: $75 per subcode
(7) Elevator devices, where applicable, shall be in accordance with N.J.A.C. 5:23-12.6.
(8) Cross connections and backflow preventers that are subject to testing and require re-inspection: each $75.

B. A schedule of the instruction and subcode fees established by this chapter shall be posted in the office of the Construction Official and shall be made available to the public. Any fees not mentioned in the above fee schedule shall be the same as the fees assessed by the State of New Jersey as delineated within N.J.A.C. 5:23-4.20 or applicable regulation.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

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NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Little Egg Harbor held on the **8th** day of **October, 2026,** and will be considered for second reading and final passage at a regular meeting of the Township Committee to be held on the **12th** day of **November, 2026**, at 7:00 p.m., in the Little Egg Harbor Municipal Building located at 665 Radio Road, in Little Egg Harbor Township, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

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KELLY LETTERA, CMC, RMC
Township Clerk
Township of Little Egg Harbor

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KENNETH LANEY, JR., MAYOR

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