

**STILLWATER TOWNSHIP  
SUSSEX COUNTY**

**ORDINANCE 2022-15**

**AN ORDINANCE TO AMEND CHAPTER 69 OF THE GENERAL CODE OF  
THE TOWNSHIP OF STILLWATER, COUNTY OF SUSSEX, STATE OF NEW  
JERSEY, ENTITLED “FEES”.**

**BE IT ORDAINED** by the Township Committee of the Township of Stillwater, County of Sussex, State of New Jersey, that Chapter 69, entitled “Fees”, by amended to provide as follows:

Chapter 45: Building Construction [Amended 5-5-1988 by Ord. No. 5-88; 9-7-1989 by Ord. No. 9-89; 12-7-1989 by Ord. No. 13-89; 10-1-1991 by Ord. No. 6-91; 8-2-1994 by Ord. No. 4-94; 7-2-1996 by Ord No. 5-96]

- A. Construction permit fees. Construction permits. The fee for a construction permit shall be the sum of the Subcode applications, plus all administrative and miscellaneous fees listed below. All fees will be rounded to the nearest dollar and shall be paid before the permits are issued, unless otherwise stated. The minimum construction permit fee shall be **\$70.00**
- B. The building subcode fees are as follows:
  - 1. 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. The new construction fee shall be in the amount of **\$0.038** per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in articles 3 & 6 of the building subcode; except that the fee shall be **\$0.021** per cubic foot of volume for use groups A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2 and the fee shall be **\$0.0011** per cubic foot for structures on farms, including commercial farm building, under N.J.A.C 5:23-3.2(d) with the maximum fee from such structures on farms not to exceed **\$1,602.00**
  - 2. Fees for renovations, alterations and repairs or site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction, and the external utility connection for pre-manufactured construction shall be based upon the estimated cost of work. The fee shall be in the amount of **\$34.00** per \$1,000.00. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of **\$26.00** per \$1,000 of estimated cost above \$50,000. Above, \$100,000, the additional fee shall be in the amount of **\$22.00** per \$1,000 of estimated cost above \$100,000. Fees for additions shall be computed on the same basis for new construction for the added portion in 1 above.
  - 3. The fee for open decks, porches and raised platforms shall be **\$.45** per square foot provided that the minimum fee shall be **\$70.00**.

4. Fees for combination renovations and additions shall be the sum of the fees computed separately in accordance with (1), (2) and (3) above.
5. Fees for retaining walls shall be as follows:
  - a. The fee for a retaining wall with a surface area greater than 550 square feet that is associated with a class 3 residential structure shall be **\$210**.
  - b. The fee for a retaining wall with a surface area of 550 square feet or less that is associated with a class 3 residential structure shall be **\$106.00** other than a class 3 residential structure shall be based upon the cost of construction.
6. The fee for temporary structures and structures for which volume cannot be computed, such as above ground swimming pools and open structural towers, shall be **\$125.00**. The fee for an in-ground swimming pool shall be **\$175.00**. These fees shall include all required pool enclosures.
7. The fee for fencing exceeding six feet in height shall be **\$50.00**.
8. The fee for a permit to construct a sign shall be **\$3.00** per square foot computed on one side only for a single or double-faced sign provided that the minimum fee shall be **\$65.00**.
9. Reserved.
10. The fee for installation or replacement for storage systems of flammable and combustible liquids shall be **\$75.00** per tank up to and including those with a capacity of 1,000 gallons, and **\$95.00** per tank for those with capacities exceeding 1,000 gallons.
11. The fee for a permit to demolish a building or structure shall be as follows: Use Groups R-5 shall be **\$75.00**; buildings and structures incidental to Use Group R-5 shall be **\$25.00** and all other Use Groups shall be **\$100.00**.
12. Fees for moving of a building shall be **\$100.00**
13. For purposes of estimating cost of work, any part of \$1,000.00 shall be rounded up to the next highest thousand-dollar increment.

C. Plumbing subcode fees are as follows:

1. The fee for each fixture, stack or appliance connected to the plumbing system shall be **\$18.00**.
2. The fee for each special device including "but not limited to" grease traps, oil separators, air conditioning of refrigeration units, water and sewer connections, flammable and combustible liquid storage tanks, backflow preventers, steam or hot water boilers, gas piping, active solar systems, sewer pumps, interceptors and fuel oil piping shall be **\$91.00** for Use Group R-5 and **\$91.00** for all other Use Groups.
3. The minimum permit fee for work, including the plumbing subcode, shall be **\$70.00**

D. Administrative and Miscellaneous Fees:

1. The fee for plan review shall be **twenty percent (20%)** of the amount to be charged for the construction permit and shall be paid before the plans are

reviewed. This fee shall be credited toward the amount of the construction permit fee.

2. The fee to process an application for a variation pursuant to N.J.A.C. 5:23-2.10 shall be as follows:
  - a. Class I Structure.....**\$821.00**  
Resubmission.....**\$321.00**
  - b. Class II Structure.....**\$168.00**  
Resubmission.....**\$ 91.00**
  - c. Class III Structure.....**\$168.00**  
Resubmission.....**\$91.00**
3. An administrative surcharge fee of **fifteen percent (15%)** shall be charged on each Subcode application issued by any third-party agency contracted by the Township of Stillwater.
4. The fee for the reinstatement of a lapsed permit shall be **twenty percent (20%)** of the original fee calculated per Subcode application; provided that the minimum fee shall be as per Subcode.
5. The fee for each construction permit and certificate of occupancy issued for an asbestos hazard abatement project shall be as set forth in N.J.A.C. 5:23-8.9 1 and 2.
6. The fee for a permit for lead hazard abatement work shall be **\$125.00**. The fee for a lead hazard abatement clearance certificate shall be **\$25.00**.
7. The fees for certificates of occupancy are as follows:
  - a. Certificate of occupancy for one and two family dwellings.....**\$ 90.00**
  - b. Certificate of occupancy for accessory buildings to one and two family dwellings.....**\$40.00**
  - c. Certificate of occupancy for principal buildings or structures of all other Use Groups.....**\$ 40.00**
  - d. Certificate of occupancy for accessory buildings of all other use groups.....**\$ 40.00**
  - e. Multiple Certificates of occupancy for all Use Groups per unit.....**\$ 40.00**
  - f. Certificates of occupancy for Change of Use Group Only..... **\$168.00**
  - g. Certificates of Continued Use or Occupancy..... **\$168.00**
  - h. The fee for first issuance or renewal of a Temporary Certificate of occupancy shall be.....**\$ 40.00**
8. Fees for Certificates of Compliance as required by N.J.A.C. 5:23-2.23 (K) are as follows:
  - a. High pressure boilers (12 months).....\$50.00
  - b. Refrigeration systems (12 months).....\$50.00
  - c. Pressure Vessels (12 months).....\$50.00
  - d. Cross connections and backflow preventers (12 months).....\$50.00
  - e. Swimming pools, spas and hot tubs (12 months).....\$50.00
9. State of New Jersey training fees shall be in the amount of **\$0.00371** per cubic foot of volume of all new construction and **\$1.90** per \$1,000.00 of estimated cost

for alterations and repairs or as currently posted in the regulations. These fees are set by and shall be accounted for and forwarded the Bureau of Regulatory Affairs as per N.J.A.C. 5:23-4.19 (C) 1.

10. The fee for a change of contractor shall be.....\$20.00

E. Fire Protection subcode fees are as follows:

1. Wet or dry sprinkler suppression systems as per the following numbers of heads:
  - to 20.....\$ 91.00
  - 21- 100..... \$168.00
  - 101-200.....\$321.00
  - 201-400.....\$831.00
  - 401-1000..... \$ 1,150.00
2. Fee for each standpipe.....321.00
3. Fee for each gas or oil fired appliance not connected to the plumbing system.....65.00
4. Commercial kitchen exhaust system, each.....65.00
5. Pre-engineered suppression systems, each.....129.00
6. Fuel storage tanks (underground or above ground, installation only) each:
  - 1 to 1000 gallons.....75.00
  - 1001 to 4000 gallons.....100.00
  - Over 4000 gallons.....150.00
7. Smoke or heat detectors:
  - 1-20.....50.00
  - 21-120.....131.00
  - 121-220.....216.00
  - 221-320.....301.00
  - 321-420.....386.00
  - 421-520.....471.00
8. Manual or automatic alarm systems.....50.00
9. Central control system.....50.00

The fire protection subcode fee shall be a minimum of **\$70.00** for single-family dwellings; and **\$100.00** for all other structures.

F. Electrical subcode fees are as follows:

1. The fees for electrical receptacles, fixtures and devices are as follows:
  - a. For the first block consisting of one to 50 receptacles, fixtures or device.....**50.00**
  - b. For each additional block consisting of up to 25 receptacles, fixtures or devices.....9.00

2. The fees for electrical devices, generators, transformers, motors, or air conditioner feeders and disconnects are as follows.
  - a. For each electrical device, generator, transformer or motor rated up to 10 kilowatts or 10 hp.....15.00
  - b. For each electrical device, generator, transformer rated over 10 kilowatts to 45 kilowatts; .....65.00  
For each motor rated over 10 hp to 50 hp; or [For each air conditioner feeder and disconnect, Commercial: 11 to 50 hp, plus unit]
  - c. For each electrical device, generator, transformer rated over 45 kilowatts to.....129.00  
112.5 kilowatts; For each motor rated over 50 hp to 100 hp; or  
For each air conditioner feeder and disconnect, Commercial; 51 hp or over, plus unit
  - d. For each electrical device, generator, transformer rated over 112.5 kilowatts.....640.00
  - e. For each motor over 100 hp.....640.00
3. The fees for service panels, service entrances, sub panels are as follows:
  - a. For each service panel, service entrance, sub panel from 0 to 225 amps.....65.00
  - b. For each service panel, service entrance, sub panel over 225 to 1,000 amps.....129.00
  - c. For each service panel, service entrance/sub panel over 1,000 amps.....640.00
4. The fee charged for electrical work for each permanently installed private swimming pool, spa, hot tub or fountain as defined in the building subcode shall be a flat fee of **\$77.00** which shall include any required bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles and heaters, etc., excepting panel boards and under-water lighting fixtures. For public swimming pools, the fee shall be charged on the basis of number of electrical fixtures and rating of electrical devices involved in accordance with 1 through 3 above.
5. The fees for pool permit, with UW lights.....**77.00**
6. The fees for storable pool, spa, hot tub.....**77.00**
7. The minimum permit fee for work, including the Electrical sub code shall be **\$70.00.**

G. Photovoltaic

1. 0 to 50 KW shall be .....\$ 65.00
2. 51 to 100 KW shall be .....\$129.00
3. Above 100 KW shall be .....\$640.00

H. Elevator Sub-code Fee

The Elevator Sub-code fees shall be established by the New Jersey Department of Community Affairs in accordance with N.J.A.C. 5:23-4.20

I. The fee for mechanical inspection in a structure of Group R-3 or R-5 by a mechanical inspector shall be **\$60.00** for the first device and \$15.00 for each additional device. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical equipment inspected.

STILLWATER TOWNSHIP

ATTEST:

---

Lynda Knott, Municipal Clerk

---

George E. Scott, Mayor

Introduced: July 12, 2022  
Adopted: August 16, 2022