

TOWNSHIP OF SADDLE BROOK

COUNTY OF BERGEN

ORDINANCE NO. 1778-25

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 82 OF THE CODE OF THE
TOWNSHIP OF SADDLE BROOK ENTITLED “CONSTRUCTION CODES, UNIFORM”
(FEE UPDATES)**

BE IT ENACTED AND ORDAINED, by the Township Council of the Township of Saddle Brook those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Chapter 82 entitled “Construction Codes, Uniform” be amended and supplemented as follows:

Sec. 82-3 Fees.

1. BUILDING SUBCODE FEES SHALL BE:

- | | |
|--|---------------|
| a. New residential construction & additions, use groups R-3, R-4 & R-5: | \$0.05/cu.ft. |
| Provided that the minimum fee shall be: | |
| 1.) Principal Residential Structure: | \$400 |
| 2.) Residential Accessory Structures: | \$200 |
| b. New commercial & industrial construction and additions, use groups R-1 and R-2 | \$0.06/cu.ft. |
| Provided that the minimum shall be: | |
| 1.) Principal Commercial or Industrial Structure: | \$600 |
| 2.) Commercial or Industrial additions: | \$250 |
| c. New construction & additions, use group S and F | \$0.06/cu.ft. |
| (for purposes of calculating volume, the height shall be limited to 20', notwithstanding the actual height. | |
| d. Renovations, alterations and repairs, residential structures: | |
| 1.) First \$1,000 of the estimated cost of work | \$85 |
| 2.) Cost for each additional \$1,000 of work | \$15 |
| 3.) Minimum Fee | \$85 |
| e. Renovations, alterations & repairs of commercial and industrial structures, use groups R-1 and R-2: | |
| 1.) \$25 for each \$1,000 or part thereof estimated cost up to \$50,000 provided that the minimum fee shall be \$85. | |
| 2.) \$21 for each \$1,000 or part thereof estimated cost from \$50,001 and up. | |

f. For combinations of renovation and additions to any structure, the sum of the fees is computed separately as renovations and additions.

g. In-ground pool, including required fence: \$300

h. Above ground pools, including required fence: \$125

i. Fences in excess of six feet in height or pool protection fences: \$22 per \$1,0900 with a minimum fee of \$85

j. Retaining Walls over 4' high shall be as follows:

1.) Associated with a Class 3 residential structure having >550 square feet \$200

2.) Associated with a Class 3 residential structure having < 550 square feet \$300

3.) Associated with other than Class 3 residential structure, any size \$30/\$1,000 cost of work

k. Demolition of a building or structure

1.) Residential building, use group R-5 \$300

2.) Accessory residential building and in-ground pools \$125

3.) All other buildings and structures \$1,500

l. Moving a building or structure-price per \$1,000 of the sum of the estimated cost for moving and placement in a completed condition upon the new foundation \$10

provided that the minimum fee shall be: \$250

m. Signs-in the case of double faced signs, the area of only one side shall be used to calculate the fee:

1.) up to 6 square feet \$150

2.) 6.1 to 50 square feet \$200

3.) Over 50 square feet \$300

n. Certificate of Occupancy

1.) Use groups R-3 and R-5 \$100

2.) All other use groups \$200

3.) Temporary Certificate (all uses) \$50

Renewal \$50

o. Resale/Change of Title Certificate

Note: All reinspection's for use groups R-2, R-3 & R-5 will be charged a reinspection fee equal to the first inspection fee for each additional time an inspection official is required to return to the premises.

1.) Use groups R-2, R-3 & R-5 \$75

2.) All other use groups \$200

p. Certificate of Continued Occupancy – rental	
1.) Use groups R-2, R-3 & R-5	\$75
2.) All other use groups	\$300
q. Temporary Certificate of Occupancy all use groups	\$50
r. Review of a plan change	\$25
s. Minimum Building Subcode Fee	\$85

2. ELECTRICAL SUBCODE FEES

a. Receptacles, fixtures, switches, sensors, dimmers, pool lights, light standards, alarm devices, thermostat, detectors, communications outlets, emergency & exit lights, signs, devices rated 20 AMP's or less, including motors or equipment rated less than 1hp or 1kw, surge protector:

1-50 Use groups R-3, R-4 & R-5	\$75
1-50 All other groups	\$85
Increments of 25 additional items-Use groups R-3, R-4 & R-5	\$25
Increments of 25 additional items – All other use groups	\$30

b. Motors (including pool filters)

>1hp or less than or equal to 10 hp-use groups R-3, R-4 & R-5	\$45
>1hp or less than or equal to 10 hp- All other use groups	\$55
>10hp or <50hp-Use groups R-3 R-4 & R-5	\$75
>10hp or <50hp-All other use groups	\$85
>50hp or <100hp-Use groups R-3, R-4 & R-5	\$135
>50hp or <100hp-All other use groups	\$155
>100hp-Use groups R-3, R-4 & R-5	\$550
>100hp-All other use groups	\$625

c. Electrical devices (including dishwasher, garbage disposal, pumps, air conditioners, water heater, central heat, baseboard heat, dryer, heat pump & whirlpool spa)/generator/transformer/inverters

Over 1 kw-10 kw: Use groups R-3, R-4 & R-5	\$45
Ove 1 kw-10 kw: All other use groups	\$55
10.12 kw-45 kw: Use groups R-3, R-4 & R-5	\$75
10.12 kw-45 kw: All other use groups	\$85
45.1 kw-112.5 kw: use groups R-3, R-4 & R-5	\$125
45.1 kw-112.5 kw: All other use groups	\$140

Over 112.5 kw: Use groups R-3, R-4 & R-5	\$560
Over 112.5 kw: All other use groups	\$640
d. Service Equipment	
0-200 amps – Use groups R-3, r-4 & R-5	\$85
0-200 amps – All other use groups	\$95
201-400 amps – Use groups R-3, R-4 & R-5	\$135
201-400 amps – All other use groups	\$155
401-800 amps – Use groups R-3, R-4 & R-5	\$235
401-800 amps – All other use groups	\$270
801-1000 amps – Use groups R-3 R-4 & R-5	\$450
801-1000 amps – All other use groups	\$540
Greater than 1000 amps – Use groups R-3, R-4 & R-5	?
Greater than 1000 amps – All other use groups	\$650
Temporary Pole/Construction Service; Average Service Panel & GFI Rec.	\$95
Temporary Pole/Construction Service; Average Service Panel & GFI Rec.	\$110
e. Photovoltaic Systems	
1 kw-50 kw: Use groups R-3 R-4 & R-5	\$75
1 kw-50 kw: All other use groups	\$85
51kw-100 kw	\$150
>100 kw	\$750
f. Batteries for Solar Systems	\$75
g. Car chargers	
Up to 50 amps	\$75
Over 50 amps	\$85
h. Other	
Burglar Alarm/Intercom System-Use groups R-3, R-4 & R-5	\$74
Burglar Alarm/Intercom System-All other use groups	\$100
Electric Range/Oven/Surface Unit-Use groups R-3, R-4 & r-5	\$65
Electric Range/Oven/Surface Unit-All other use groups	\$75
Annual bonding-Swimming Pools, Spas & Hot Tubs	\$125

Communication Rack	\$50
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i. Minimum Fee: DELETED.

3. PLUMBING SUBCODE FEES.

a. Fist fixture, stack or hose bibb

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|--|-------|
| 1.) Residential structure | \$55 |
| 2.) Commercial or industrial structure | \$100 |

b. Each additional fixture, stack or hose bibb

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|--|------|
| 1.) Residential structure | \$15 |
| 2.) Commercial or industrial structure | \$25 |

c. Water Softeners, water heaters or storage tanks (new or replacement)

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|--|-------|
| 1.) Residential structure | \$60 |
| 2.) Commercial or industrial structure | \$100 |

d. Backflow Device

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|--|-------|
| 1.) Residential structure | \$75 |
| 2.) Commercial or industrial structure | \$125 |

e. Water service or sewer line (new or replacement)

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|--|-------|
| 1.) Residential structure | \$75 |
| 2.) Commercial or industrial structure | \$150 |

f. Cross Connections

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|--|-------|
| 1.) Residential structure | \$200 |
| 2.) Commercial or industrial structure | \$400 |

g. Interceptors, separators, grease traps and sewer ejectors

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|--|-------|
| 1.) Residential structure | \$75 |
| 2.) Commercial or industrial structure | \$150 |

h. Gas heating systems, gas boilers and A/C systems

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|--|-------|
| 1.) Residential structure | \$60 |
| 2.) Commercial or industrial structure | \$125 |

i. Gas piping, gas appliances and fuel oil piping

- | | |
|--|-------|
| 1.) Residential structure | \$60 |
| 2.) Commercial or industrial structure | \$125 |

j. Water piping	
1.) Residential structure	\$55
2.) Commercial or industrial structure	\$125
k. Minimum Fee	\$85

4. MECHANICAL SUBCODE FEES- R-3, R-4 & R-5 USE GROUPS.

a. Water Heater	
1.) Residential structure	\$60
2.) Commercial or industrial structure	\$?
b. Fuel Oil Piping	
1.) Residential structure	\$55
2.) Commercial or industrial structure	\$125
c. Gas piping	
1.) Residential structure	\$60
2.) Commercial or industrial structure	\$125
d. Steam Boiler/Furnace/Fireplace	
1.) Residential structure	\$60
2.) Commercial or industrial structure	\$125
e. Hydronic Backflow Preventer	\$25
f. Oil/LPG Tank	\$75
g. Generator	
1.) Residential structure	\$55
2.) Commercial or industrial structure	\$125
h. Condensate line	
1.) Residential structure	\$55
2.) Commercial or industrial structure	\$125
i. Chimney Liner	\$50
j. Duct system	\$50
k. Minimum fee	\$85

5. FIRE SUBCODE FEES.

a. All heating appliances and HVAC equipment, including solid-fuel appliances and ductwork (new and replacement)	\$75
b. Fire Dampers	\$150
c. Vents and shafts, including garbage shoots	
1.) Residential structures	\$50
2.) Commercial or industrial structures	\$150
d. Swimming Pool Heaters	
1.) Residential structures	\$75
2.) Commercial or industrial structures	\$125
e. Storage tanks, including installation, replacement, removal or abandonment of underground or above ground (including liquid petroleum gas, flammable combustible, chemical liquid or gases)	
0-275 gallons	?
276-550 gallons	\$100
551-1,000 gallons	\$200
1,001-5,000 each additional 1,000 over 1,000 gallons	\$75
f. Automatic Fire Sprinklers	
1 to 20 heads	\$150
21 to 100 heads	\$250
101 to 200 heads	\$350
201 to 400 heads	\$650
401 to 1,000 heads	\$900
Over 1,000 heads	\$1,200
g. Private yard fire hydrant (per hydrant)	\$150
h. Standpipes	\$200
i. Fire Pumps	
1.) New Installation	\$500
2.) Replacement	\$300
j. Special Suppression Systems	\$250
k. Smoke Detectors and Alarms	
1.) 1 to 6	\$100

2.) each additional over 6	\$15
l. Automatic Fire Alarm Systems	
1.) up to 20 initiating devices	\$150
2.) per device over 20 devices	\$15
m. Minimum fee	\$85
6. ZONING	
a. Zoning Permit Application Review Fee (required for all zoning permit applications)	
1.) Residential – 1 st review	\$50
2.) Residential – revised	\$25
3.) Commercial Application	\$125
b. Accessory Structure (100 sq. ft. or less)	\$85
c. Signs	
1.) Refacing	\$45
2.) Temporary Sign (6 months)	\$85
3.) Temporary Real Estate Sign (6 months)	\$30
d. Temporary Storage Trailer (6 months)	\$110
e. Temporary Construction trailer (one year)	\$110
f. Temporary Storage POD (6 months)	\$85
g. Tents (30-day maximum)	
1.) Up to 900 sq. ft.	\$85
2.) Over 900 sq. ft.	\$210
h. Fence	
1.) 4 feet or less	\$45
2.) Over 4 feet	\$60
i. Retaining Wall (Plans Required)	
1.) 3 feet or less	\$60
2.) Over 3 feet (requires UCC application)	?
j. Driveways	
1.) Residential	\$35
2.) Commercial	\$110

k. Patios, Walkways, Sidewalks	\$35
l. Soil movement under 50 cubic yards	\$60
m. Satellite Dish	\$60

7. FEE EXEMPTION.

All fees required by this section shall be waived for members in good standing of the Saddle Brook Volunteer Fire Department and the Saddle Brook Volunteer Ambulance Corps.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

Approved:

TOWNSHIP OF SADDLE BROOK

ATTEST:

Peter Lo Dico, RMC, CMC
Township Clerk

David Gierrek, Council President

Robert D. White, Mayor

Introduced: May 15, 2025

Adopted: June 19, 2025