

**BOROUGH OF DUNELLEN**  
**NOTICE OF ORDINANCE ADOPTION**  
**ORDINANCE # 2026-13**

THE ORDINANCE BELOW WAS INTRODUCED AND PASSED FOR ITS FIRST READING ON MAY 4, 2026. IT HAS BEEN PRESENTED FOR A SECOND READING, PUBLIC HEARING & ADOPTION AT 7:00 P.M. IN THE DUNELLEN BOROUGH MUNICIPAL BUILDING, 355 NORTH AVENUE, DUNELLEN, NEW JERSEY, ON MAY 18, 2026 AND COPIES OF THIS ORDINANCE HAVE BEEN POSTED ON THE PUBLIC BULLETIN BOARD PRIOR TO THE DATE FOR SECOND READING AND FINAL PASSAGE AND COPIES OF THIS ORDINANCE HAVE BEEN AVAILABLE AT THE OFFICE OF THE BOROUGH CLERK, 355 NORTH AVENUE, FOR ANY INTERESTED MEMBERS OF THE PUBLIC.

**AN ORDINANCE TO AMEND CHAPTER 150 (FEES), ARTICLE II (CONSTRUCTION FEES) OF THE BOROUGH CODE OF THE BOROUGH OF DUNELLEN**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Dunellen, County of Middlesex, State of New Jersey, as follows:

Section 1. Scope and Purpose. The purpose of this Ordinance is to amend Article II (Construction Permit Fees) of Chapter 150 (Fees) of the Borough Code of the Borough of Dunellen to increase certain construction permit fees to help defray the cost of Borough Services and Administration.

Section 2. Article II, Construction Permit Fees shall be amended as follows:

**ARTICLE II**  
**Construction Permit Fees**

**§ 150-3. Construction permit fees.**

The fee for a construction permit shall be the sum of the subcode fees listed in Subsection A(1) through (6) hereof and shall be paid before the permit is issued.

A. Building Subcode fees:

- (1) A minimum inspection fee for the building subcode shall be \$85.
- (2) For new construction volume (cubic feet), including commercial and/or multifamily, multiplied by 0.080.
- (3) For renovations, alterations and repair: \$40 per \$1,000 of estimated cost of work.

(4) For combinations of renovations and additions, the sum of the fees is computed separately as renovations and additions.

(5) Flat fees.

(a) Shed (over 2 00 square feet): \$100.

(b) Fireplace: \$75.

(c) Pools:

[1] Aboveground: \$100.

[2] In-ground: \$150.

(d) Signs: \$5 per square foot.

(e) Demolition:

[1] One-Car garage: \$150.

[2] Two-car garage: \$150.

[3] One-Family dwelling: \$1,000.

[4] Two-family dwelling: \$1,200.

[5] Multifamily dwelling: \$1,500.

[6] Commercial building: \$3,000.

(f) Tents: \$92.

(g) Monitoring wells: \$60 per well.

(h) Solar Systems: \$100.

(6) Certificate of Occupancy: fee is 10% of the total permit costs. Minimum fee of \$400.

(7) Change of contractor per Sub-Code: \$30.

#### B. Plumbing Subcode Fees:

(1) A minimum fee for the Plumbing Subcode shall be \$85.

(2) The fee shall be in the amount of \$30 per fixture, piece of equipment or appliance connected to the plumbing system, and for each appliance connected to the gas or

oil piping system. For the purpose of computing this fee, fixtures shall include but not be limited to lavatories, kitchen sinks, slop sinks, urinals, water closets, bathtubs, shower stalls, laundry tubs, floor drains, drinking fountains, dishwashers, garbage disposals, washing machines or similar devices.

- (3) The fee shall be in the amount of \$85 per special device. For the purpose of computing this fee, special devices shall include, but not be limited to, steam boilers, furnaces, A/C units, grease trap, interceptor/separator, water connection, sewer connection, sewer ejector, sewer pumps, Hot water heaters, gas and oil piping, backflow preventer, and tank installation.

C. Electrical Subcode fee shall be:

- (1) A minimum fee for the Electrical Subcode shall be \$85.
- (2) For the purpose of computing fees, outlets or fixtures shall include, but not be limited to, lighting fixtures, switches, smoke or heat detectors, convenience receptacles, burglar alarms, intercom panels, thermostats, and motors and devices of less than one hp or one kw.
  - (a) From one to 25 receptacles or fixtures: \$60.
  - (b) For each additional 25 receptacles or fixtures: \$60.
- (3) For the purpose of computing these fees, the term service panel, subpanel, feeder, switches, and switchboards:
  - (a) Up to 100 amps: \$100.
  - (b) 101 to 201 amps: \$175.
  - (c) Each additional 100 amps: \$50.
- (4) 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:
  - (a) Motors and electrical devices:
    - [1] 1 hp up to 5 hp: \$75.
    - [2] 6 hp up to 25 hp: \$100.
    - [3] 26 hp up to 100 hp: \$125.

[4] For each increase of 50 hp: \$25.

(b) Transformers and generators over:

[1] 1 kW up to 5 kW: \$50.

[2] 6 kW up to 25 kW: \$75.

[3] 26 kW up to 100 kW: \$100.

[4] For each increase of 50 kW: \$25.

(5) The fees for pools, fountains and similar installations:

(a) Aboveground, includes bonding and motor: \$100.

(b) In-ground, includes bonding and motor: \$150.

(6) Light standards: \$100.

(7) Solar Systems: \$500

D. Fire Subcode fees: Minimum fee: \$85.

(1) Hardwire interconnected smoke detectors (R3 and R5): \$25 per unit.

(2) For fire sprinkler system, the fee shall be as follows:

(a) Specific number of heads:

[1] 20 or fewer heads: \$100.

[2] 21 to 100 heads: \$200.

[3] 101 to 200 heads: \$350.

[4] 201 to 400 heads: \$800.

[5] 401 to 1,000 heads: \$1,200.

[6] Over 1,000 heads: \$1,500.

(b) In computing fees for heads and detectors, the number shall be counted separately, and two fees, one for heads and one for detectors, shall be charged.

(3) Fire standpipe system: \$250.

(4) Independent pre-engineer system: \$250.

(5) Gas- or oil-fired appliance: \$100.

- (6) Kitchen exhaust system: \$100.
- (7) Incinerator system: \$425.
- (8) Crematorium system: \$425.
- (9) Smoke control system: \$300.
- (10) Underground or above-ground storage tanks: \$100.

E. Mechanical Subcode fees:

- (1) Minimum fee: \$85.
- (2) Furnaces, Boilers, Water heaters, HVAC units and other devices: \$85.
- (3) Rooftop units: \$150.
- (4) Above-ground storage tanks: \$200.
- (5) Heat-producing devices \$85.

F. Zoning fees:

- (1) \$125 residential.
- (2) \$200 commercial.
- (3) \$1,000 (annually) massage parlor.
- (4) \$2,000 (annually) tattoo parlor, body piercing establishment (excluding ear piercing) (proof of active current license).
- (5) 1,000 (annually) microblading.
- (6) \$150 (annually) tanning salon.
- (7) Late fees: For Subsection E(3), (4), (5) and (6), if any fee is not paid within 30 days of its due date, a late fee surcharge of \$75 will be assessed for each calendar month or any part thereof following the due date of such fee. These late fees will be collected by the Municipal Clerk's office prior to the issuance of any permit or license.

G. Sewer connection fee: \$3,000 per unit.

- H. Certificate of continuing occupancy. The Construction Department shall prepare appropriate application forms for a certificate of continuing occupancy. These forms shall be requested and completed by the owner, agent, realtor, broker, or other individual of such property and a certificate granted before a change of ownership shall take place.
- I. Certificate of lease occupancy and registration. The Construction Department shall prepare appropriate application forms for a certificate of leased occupancy and the registration of each property. These forms shall be requested and completed by the owner, agent, broker or other individual representing such rental properties. Inspections shall be arranged for, completed, and a certificate granted before any actual change in occupancy shall take place.
- J. The following will be a per-unit fee:
  - (1) Initial inspection (more than 72 hours' notice): \$125.
  - (2) Reinspection: \$80.
  - (3) Emergency inspection (less than 72 hours' notice): \$150.
  - (4) Change of contractor: \$30 per change
- K. Multidwelling and apartment building inspections at time of sale.
  - (1) The Construction Department shall inspect and issue certificates of continued occupancy on the sale of residential multiple-dwelling units and apartment buildings in order to ensure compliance with the New Jersey Uniform Construction Code, New Jersey State Uniform Fire Code, International Property Maintenance Code, New Jersey State Housing Code, New Jersey Hotel and Multiple Dwelling Code and Regulations adopted for all buildings, structures and premises within the established boundaries of the Borough of Dunellen.
  - (2) In performing said inspections, the following fees shall be charged to the seller of the residential multiple-dwelling unit or apartment buildings:
- L. The fees for Subsection J shall be paid before a permit is issued.
- M. Violations and penalties. Any person or persons who violates any provision of this article is subject to penalties of not more than \$2,000.

**Section 3. SEVERABILITY.** In the event that any provision of this ordinance, or the application thereof to any person or circumstance, is declared invalid by a court of competent jurisdiction such declaration of invalidity shall not affect any other provision of application of this ordinance which may be given effect, and to realize this intent, the provisions and applications of this ordinance are declared to be severable.

**Section 4. INCONSISTENCY.** Should any provision of this ordinance be inconsistent with the provisions of any other prior ordinances, the inconsistent provisions of such other prior ordinances are hereby released but only to the extent of such inconsistencies.

**Section 5. EFFECTIVE DATE.** This ordinance shall be effective upon final approval and publication in accordance with law.

**Posted 5/19/2026**