

BOROUGH OF MOUNTAINSIDE
COUNTY OF UNION, NEW JERSEY

NOTICE OF PROPOSED ORDINANCE

NOTICE IS HEREBY GIVEN that the following proposed ordinance was introduced and passed on first reading at a meeting of the Mayor and Council of the Borough of Mountainside in the County of Union, New Jersey, held on June 16, 2026 and that said ordinance will be taken up for further consideration for final passage at the meeting of said Mayor and Council to be held in the Municipal Building, 1385 Route 22, Mountainside, New Jersey on July 21, 2026 at 7:30 PM, or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

Martha Lopez
Borough Clerk

ORDINANCE 1355-2026

THIS ORDINANCE AMENDING CHAPTER XXIII FEES, SECTION 23-8 BUILDING AND HOUSING AND SECTION 23-13 LAND USE ORDINANCE FEES AND WELL AS AMENDING CHAPTER XXII LAND USE ORDINANCE, SECTION 1007 TO REMOVE CASH BOND REQUIREMENTS FOR TEMPORARY SIGN PERMITS

BE IT ORDAINED, by the Governing Body of the Borough of Mountainside, County of Union, State of New Jersey, that the Borough Code of the Borough of Mountainside is amended as follows:

Section I: Section 23-8 Building and Housing is amended in its entirety as follows:

<i>Description</i>	<i>Code Section</i>	<i>Fee</i>
Minimum Subcode Fee (Building, Plumbing and Electrical)	<u>Ch. 11-1.3</u>	\$75.00
Plumbing Subcode Additional Fees		
Fixtures		\$30.00
Special Devices: Including backflow, grease trap, sewer connection, water services.		\$85.00
Furnace A/C		\$100.00
AAV		\$30.00
Electrical Subcode Additional Fees		
Devices 1-50		\$80.00
50+ Devices		\$25.00
Hot Tub		\$75.00
Solar-Including all control devices: a) 1-50 KW b) 51-100 KW c) 100+ KW		a) \$150.00 b) \$250.00 c) \$600.00
Mechanical Additional Fees		
Fired Mechanical Equipment/Appliance		\$90.00
HWH		\$75.00
Gas or Oil Piping - First Connection		\$75.00
Additional Gas or Oil Piping		\$75.00
Chimney liners, Chimneys and Vents except Dryer Venting		\$90.00
Dryer Venting		\$55.00
Kitchen Exhaust Hood		\$75.00

Additional Inspection Fee (After working hours or Saturday)	<u>Ch. 11-1.3</u>	\$150.00 per hour. (2 hour minimum) **This fee in additional to regular inspection fees**
Change of contractor after issuance of a Building Permit, for both residential and non-residential construction projects	<u>Ch. 11-1.3</u>	\$75.00
Installation of Signs a. Temporary Signs b. Enterprise/Window Signs c. Illuminated Signs d. All other signs	<u>Ch. 11-1.3</u>	\$50.00

<i>Building Permit Fee Type</i>	<i>Code Section</i>	<i>Fee</i>
Commercial Demolition	<u>Ch. 11-1.3</u>	\$2,000.00
House Demolition	<u>Ch. 11-1.3</u>	\$1,000.00
Garage Demolition	<u>Ch. 11-1.3</u>	\$ 150.00
Pool In Ground	<u>Ch. 11-1.3</u>	\$ 150.00
Oil Tank In Ground	<u>Ch. 11-1.3</u>	\$ 150.00
Oil Tank Above Ground	<u>Ch. 11-1.3</u>	\$ 100.00
New Home Construction and Additions	<u>Ch. 11-1.3</u>	\$0.40 per cubic foot of structure or addition
Minimum Permit Fee	<u>Ch. 11-1.3</u>	\$ 75.00
Certificate of Occupancy for New Construction and Additions	<u>Ch. 11-1.3</u>	10% of the permit fee
Continued Certificate of Occupancy for residential resale and rentals	<u>Ch. 11-1.3</u>	\$ 100.00
Continued Certificates of Occupancy	<u>Ch. 11-1.3</u>	\$240.00
Roofs	<u>Ch. 11-1.3</u>	\$100.00
Siding	<u>Ch. 11-1.3</u>	\$100.00
Electrical Panel	<u>Ch. 11-1.3</u>	\$100.00
100 Amp Service	<u>Ch. 11-1.3</u>	\$100.00
Subpanel	<u>Ch. 11-1.3</u>	\$100.00
Central Air/Air Handler	<u>Ch. 11-1.3</u>	\$75.00
Gas Piping	<u>Ch. 11-1.3</u>	\$75.00
Boilers	<u>Ch. 11-1.3</u>	\$75.00
Tank Installation	<u>Ch. 11-1.3</u>	\$75.00
Oil/Gas Appliances	<u>Ch. 11-1.3</u>	\$75.00

Building Subcode Fees for Nonresidential Buildings.	<u>Ch. 11-1.3</u>	\$30.00 per one thousand (\$1,000.00) dollars of work being done.
Alterations: a. Cost of Work- \$1,000 - \$100,000 b. Over \$100,000	<u>Ch. 11-1.3</u>	a. \$26.00 per \$1,000 b. \$20.00 per \$1,000

Vacant/Abandoned Property Registration Fee Schedule

Initial Registration	<u>Ch. 11-7.5</u>	\$500.00
First Renewal	<u>Ch. 11-7.5</u>	\$1,500.00
Second Renewal	<u>Ch. 11-7.5</u>	\$3,000.00
Subsequent Renewal	<u>Ch. 11-7.5</u>	\$5,000.00

Section II: Section 23-13 Land Use Ordinance Fees is amended by the removal of the cash bond in the Temporary Sign Permit fee entry and replaced with the following:

<u>Description</u>	<u>Code Section</u>	<u>Fee</u>
Temporary Sign Permit Fee	Ch. 22-1007	\$100.00

Section III: Chapter XXII Land Use Ordinance, Section 1007 Signs, Subsection (a) is hereby amended by the deletion of subsection (6) and will be amended in its entirety as follows:

(a) Procedure To Obtain Sign Or Permit.

- (1) No sign of any kind or description shall be constructed, erected or altered in any way without a permit issued by the Administrative Official after approval as set forth hereafter, except those signs which are exempt under the provisions of Section 1007 (d). The Administrative Official may issue a permit for a replacement sign which is substantially the same size, shape, illumination and material construction and in the same location as an existing and previously approved sign without referral to the Planning Board as long as the replacement sign conforms in all ways with this ordinance.
- (2) All applications for sign permits shall be made on forms provided by the Construction Official.
- (3) Applications must be submitted to the Secretary of the Planning Board, at least three (3) weeks prior to the regular monthly meeting of the Board.
- (4) All applications for sign permits, except those exempt from Board approval, shall be considered and voted upon by the Planning Board.
- (5) If the application is approved by the Planning Board, the Construction Official shall issue a permit after receiving payment of the requisite fees.
- (6) The Construction Official shall be responsible to ensure that approved signs are properly constructed, installed and/or erected. He shall be responsible for inspection, including factors of structural safety and stability, in accordance with the provisions of this Ordinance and of the Building Code.
- (7) No permit need be applied for or obtained in order to repair, service, or otherwise maintain a sign for which a permit has previously been issued and is still in effect; provided that the sign is not altered, extended, enlarged or relocated.

Section IV: Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance.

Section V: If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section VI: This ordinance shall take effect immediately upon final passage and publication as provided by law.