

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

ORDINANCE #2025-11

Title: **AN ORDINANCE AMENDING CHAPTER 235, CONSTRUCTION CODES, UNIFORM, SUBSECTION 4, FEES; SURCHARGE FEES, TO ELIMINATE AND/OR MODIFY CERTAIN CONSTRUCTION PERMIT APPLICATION FEES TO ENSURE CONSISTENCY WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE**

**WHEREAS**, Chapter 235 of the Township Code establishes a State Uniform Construction Enforcing Agency, commonly known as the Department of Construction Inspection, within the Township of Lower consistent with the provisions of the New Jersey Uniform Construction Code; and

**WHEREAS**, § 235-4 of the Township Code establishes fees associated with construction permit applications in accordance with the provisions of the New Jersey Uniform Construction Code; and

**WHEREAS**, in an effort to ensure consistency with the New Jersey Uniform Construction Code, the Township Construction Official has requested revisions to § 235-4 of the Township Code to eliminate fees associated with reroofing and residing one- and two-family residential structures and to modify the fees associated with the first issuance and renewal of a Temporary Certificate of Occupancy.

**NOW, THEREFORE, BE IT ORDAINED AND** by the Township Council of the Township of Lower, County of Cape May, State of New Jersey, that the subsections of Chapter 235, Construction Codes, Uniform, Subsection 4, Fees; Surcharge Fees, set forth below are hereby amended as follows:

**Section 1.** The following subsections of Chapter 235, Construction Codes, Uniform, Subsection 4, Fees; Surcharge Fees, are hereby amended as follows:

**235-4(A)(1)(e)**

There shall be no fee for reroofing and re-siding work, with the exception of polyethylene siding work, done on one- and two-family dwellings. The fee for re-siding one- and two-family dwellings with polyethylene siding shall be \$75. The fee for similar work on any other structure shall be \$50 per \$1,000 of estimated labor and material cost, with a minimum fee of \$100.

**235-4(A)(6)**

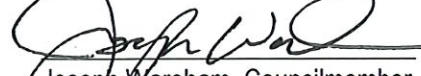
The fee for a certificate of occupancy shall be 15% of the cost of the total permit, with a minimum of \$50. The fee for the first issuance and renewal of a temporary certificate of occupancy shall be \$30. There shall be no fee for the first issuance of a temporary certificate of occupancy, provided that the fee for the certificate of occupancy is prepaid.

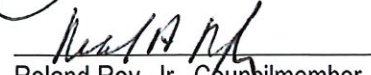
**Section 2.** All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed to the extent of such conflict or inconsistency.


**Section 3.** Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared to be severable.

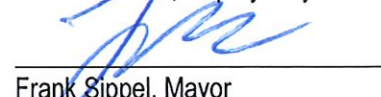
**Section 4.** This Ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

  
Thomas Conrad, Councilmember

  
Joseph Wareham, Councilmember

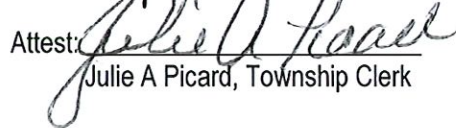
  
Roland Roy, Jr., Councilmember

  
Kevin Coombs, Deputy Mayor

  
Frank Sippel, Mayor

First Reading: March 17, 2025

Adopted: April 21, 2025

Attest:   
Julie A Picard, Township Clerk