

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**ORDINANCE NO. 2018-07**

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 255, LAND DEVELOPMENT, ARTICLE II-DEVELOPMENT ADMINISTRATION TO INCLUDE §255-8 PROFESSIONAL FEES FOR NEW CONSTRUCTION AND/OR RECONSTRUCTION OF PROPERTIES LOCATED IN THE TOWNSHIP OF CRANFORD**

**WHEREAS**, the Township Committee of the Township of Cranford has the power, pursuant to N.J.S.A. 40:55D, to impose professional fees incurred by the Township Engineering Department in its review and inspection of any new construction and/or reconstruction projects not required to appear before the Planning Board, the Zoning Board of Adjustment or the Township Committee; and

**WHEREAS**, the Township of Cranford Engineering Department spends considerable time, effort and resources reviewing plans and inspecting the construction of such projects; and

**WHEREAS**, the Township Committee strongly agrees that the taxpayers of the Township of Cranford should not be financially burdened with the costs of engineering professional fees associated with developments which are undertaken throughout the Township; and

**WHEREAS**, the Township Committee strongly agrees that the proposed Engineering Review Fees shall be imposed on any non-board related developments which are commenced throughout the Township; and

**WHEREAS**, the Township Committee strongly agrees that homeowners within the flood hazard area are encouraged to reconstruct their homes to comply with current flood hazard regulations and such projects shall be exempt from the engineering review and inspection fees imposed by this Ordinance;

**NOW THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Cranford, in the County of Union, State of New Jersey, that:

**CHAPTER 255. LAND DEVELOPMENT, ARTICLE II. DEVELOPMENT ADMINISTRATION** is hereby amended to add Section 255-8 as follows:

**§255-8. PROFESSIONAL FEES FOR NON-BOARD REVIEWED APPLICATIONS**

A. As used in this section, the following definitions shall apply:

**PROFESSIONAL SERVICES** – Time expended by a professional engineer by the Township of Cranford Engineering Department in connection with the permit process for New Construction and/or Reconstruction projects not subject to consideration by the Planning Board, Zoning Board of Adjustment, or Township Committee. Services include the review of applications and inspection of ongoing construction projects on sites located in the Township of Cranford.

**NEW CONSTRUCTION** – Permit applications for the erection of a new structure with a footprint of 1,000 square feet or more.

**RECONSTRUCTION** – shall have the same meaning as set forth in N.J.A.C. 5:23-6.3, and shall include any project where the extent and nature of the work is such that the structure cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the structure can be reoccupied. Reconstruction may include repair, renovation, alteration or any combination thereof. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the structure is not permitted.

B. Permit applications for New Construction and Reconstruction, shall be assessed a fee of Five-Hundred Dollars (\$500.00) for Professional Services. Fees must be paid at the time of application, and no action will be taken unless and until all fees have been paid.

- C. Exceptions. The following types of applications will be exempt from the requirement to pay the fee:
- (1) Applications which are located within the Area of Special Flood Hazard as defined in §225-5.
  - (2) Applications which are undertaken as a direct result of Substantial Damage as defined in §225-5.

Introduced:  
Adopted:

APPROVED:

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Thomas H. Hannen, Jr., Chairman  
Township Committee

Attest:

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Patricia Donahue, RMC  
Township Clerk

**RECORDED VOTE**

**INTRODUCED**

**ADOPTED**

Thomas H. Hannen  
Ann Dooley  
Patrick Giblin  
Jean Albert- Maisonneuve  
Mary O’Connor