

## SUBTITLE C. HACKENSACK MEADOWLANDS DEVELOPMENT COMMISSION

## CHAPTER 3

FIRST STAGE OF THE MASTER PLAN FOR THE  
COMPREHENSIVE DEVELOPMENT OF THE  
HACKENSACK MEADOWLANDS DISTRICT

## Authority

N.J.S.A. 13:17-1 et seq., specifically 13:17-6(i),  
and N.J.A.C. 19:4-6.27.

## Source and Effective Date

R.1998 d.77, effective January 5, 1998.  
See: 29 N.J.R. 3704(a), 30 N.J.R. 566(a).

## Executive Order No. 66(1978) Expiration Date

Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, expires on January 5, 2003.

## Chapter Historical Note

Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, was adopted as R.1970 d.46, effective May 1, 1970. See: 1 N.J.R. 17(b), 2 N.J.R. 8(b), 2 N.J.R. 52(a). Subchapter 1, Revised Fee Schedule, implementing Stage I of the Master Plan was adopted as R.1970 d.118, effective September 25, 1970. See: 2 N.J.R. 95(b). Subchapter 1 was replaced by new Revised Fee Schedules as R.1973 d.334, effective November 30, 1973. See: 6 N.J.R. 39(a).

Pursuant to Executive Order No. 66(1978), Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, was readopted as R.1988 d.281, effective May 26, 1988. See: 20 N.J.R. 743(a), 20 N.J.R. 1467(b). Public Notice: Routine program implementation. See: 25 N.J.R. 1010(a).

Pursuant to Executive Order No. 66(1978), Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, was readopted as R.1993 d.176, effective March 29, 1993. See: 24 N.J.R. 4503(a), 25 N.J.R. 1887(a).

Pursuant to Executive Order No. 66(1978), Chapter 3, First Stage of the Master Plan for the Comprehensive Development of the Hackensack Meadowlands District, was readopted as R.1998 d.77, effective January 5, 1998. See: Source and Effective Date.

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## SUBCHAPTER 1. REVISED FEE SCHEDULES

## 19:3-1.1 Subdivision

(a) The following fees are charged for a minor subdivision:

1. \$5.00 per 100 square feet of lot area up to and including one acre.
2. \$3,000 for lot area over one acre up to and including five acres.
3. \$4,000 for lot area over five acres up to and including 40 acres.
4. \$7,000 for lot area over 40 acres.

(b) \$100.00 is charged for a sketch plat review of a major subdivision.

(c) Fee for preliminary plat review is charged for a major subdivision equal to:

1. \$750.00 per acre of subdivided property for the first 10 acres.
2. \$300.00 per acre of subdivided property for the next 40 acres.
3. \$150.00 per acre of subdivided property in excess of 50 acres.
4. Plus, a fee of two percent of the value of public improvements as determined by a certified estimate prepared by a New Jersey professional engineer is charged to cover the cost of inspections.

(d) A fee of \$750.00 is charged for final plat approval of any major subdivisions.

(e) A fee of \$1,500 is charged for each specific waiver request.

As amended, R.1983 d.254, effective June 20, 1983.  
See: 15 N.J.R. 428(a), 15 N.J.R. 1039(c).

Text substantially amended. Fees increased.  
Amended by R.1987 d.422, effective October 19, 1987.  
See: 19 N.J.R. 1540(a), 19 N.J.R. 1913(c).

Substantially amended.  
Amended by R.1990 d.70, effective February 5, 1990.  
See: 21 N.J.R. 2949(a), 22 N.J.R. 557(b).  
Fees increased.

## 19:3-1.2 Zoning

(a) Zoning fees are as follows:

1. A fee of \$7.50 per 100 square feet of floor area or a minimum fee of \$500.00 is charged for a zoning certificate for a new building and a minimum fee of \$100.00 for additions;
2. A fee of \$100.00 plus \$2.00 per square foot of sign area is charged for sign reviews;
3. A fee of \$300.00 is charged for tank reviews;
4. A fee of \$200.00 is charged for review of fences;

5. A fee of \$300.00 is charged for retail/warehouse sales reviews;
6. A fee of \$750.00 is charged for the review of site improvements;
7. A fee of \$1,500 is charged per special exception, \$3,000 for each use variance request, and \$2,000 for each other variance;
8. A fee of \$5,000 is charged for the review of rezoning requests;
9. A fee of \$500.00 is charged for permit extensions;
10. A fee of \$25.00 is charged for FEMA/National Flood Insurance Program Elevation Certificates;
11. A fee of \$300.00 is charged for review of satellite dishes;
12. A fee of \$500.00 (each) is charged for review of radio towers;
13. A fee of \$500.00 is charged for interior alterations involving a changing use and/or requiring a zoning certificate; and
14. A fee of \$200.00 is charged for review of recycling areas.

(b) Specially planned areas fees are as follows:

1. Initial General plan: \$100,000; each revised general plan: \$25,000;
2. Initial Development plan: \$50,000; each revised development plan: \$25,000;
3. Initial Implementation plan or each revised or individual implementation plan: \$5.00 per 100 square feet of floor area or a minimum fee of \$10,000;
4. \$5,000 per variation request or variance application.

As amended, R.1983 d.254, effective June 20, 1983.

See: 15 N.J.R. 428(a), 15 N.J.R. 1039(c).

Text substantially amended. Fees increased.

Amended by R.1987 d.422, effective October 19, 1987.

See: 19 N.J.R. 1540(a), 19 N.J.R. 1913(c).

Substantially amended.

Amended by R.1988 d.281, effective June 20, 1988.

See: 20 N.J.R. 743(a), 20 N.J.R. 1467(b).

Added (a)9.

Amended by R.1990 d.70, effective February 5, 1990.

See: 21 N.J.R. 2949(a), 22 N.J.R. 557(b).

Fees increased.

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

### 19:3-1.3 Construction permits

(a) General construction permit fee requirements are as follows:

1. The fee for plan review, computed as a percentage of the fee for a construction permit, shall be paid at the time of application for a permit. The amount of this fee shall then be deducted from the amount of the fee due for a construction permit, when the permit is issued. Plan review fees are not refundable.

2. The fee to be charged for a construction permit will be the sum of the basic construction fee plus all applicable special fees, such as elevator or sign fees. This fee shall be paid before a permit is issued.

3. The fee to be charged for a certificate of occupancy shall be paid before a certificate is issued. This fee shall be in addition to the construction permit fee.

4. The Office of the Chief Engineer of the HMDC, acting as agent for the Department of Community Affairs, shall have the responsibility, pursuant to N.J.S.A. 13:17-1 et seq. for the approval of all plans, for insuring compliance with the Uniform Construction Code (UCC) and for enforcement as contained in N.J.A.C. 19:6-1 et seq. Therefore, pursuant to N.J.A.C. 19:6-1.5 the fees in this section shall pertain.

5. Builders of newly constructed residential units that are to be legally restricted to occupancy by households of low or moderate income shall have the right to request a waiver from the fees set forth in (b) and (c) below and otherwise payable to the Office of the Chief Engineer.

(b) The Office of the Chief Engineer plan review (C.E.P.R.) fees listed in (c) below shall be in addition to an Office of the Chief Engineer plan review surcharge in the amount of 25 percent of each C.E.P.R. listed fee. Where the Office of the Chief Engineer performs plan review only, the plan review fee shall be in the amount of 20 percent of the new construction permit fee which would be charged by the Office of the Chief Engineer pursuant to these rules. The minimum fee shall be \$33.00.

(c) Construction permit fees are as follows:

1. Plan review fee: The fee for plan review shall be 20 percent of the amount to be charged for a new construction permit as defined below.

2. The basic construction fee shall be the sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures and devices and the number of sprinklers, standpipes, and detectors (smoke and heat) at the unit rates provided herein plus any special fees. The minimum fee for a basic construction permit covering any or all building, plumbing, electrical or fire protection work shall be \$33.00.

- i. Building volume or cost: The fees for new construction or alteration are as follows:

(1) Fees for new construction shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of \$0.019 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in article 3 of the BOCA National Building Code 1987, including all subsequent revisions and amendments thereto (see N.J.A.C.

5:23-3.14(a)1), except that the fee shall be \$0.011 per cubic foot of volume for use groups A-1, A-2, A-3, A-4, F-1, F-2, S-1 and S-2, and the fee shall be \$0.0005 per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), used exclusively for the storage of food or grain, or the sheltering of livestock, with the maximum fee for such structures on farms not to exceed \$815.00.

(2) Fees for renovations, alterations and repairs shall be based upon the estimated cost of work. The fee shall be in the amount of \$17.00 per \$1,000. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of \$13.00 per \$1,000 of estimated cost above \$50,000. Above \$100,000, the additional fee shall be in the amount of \$11.00 per \$1,000 of estimated cost above \$100,000. For the purpose of determining estimated cost, the applicant shall submit to the Office of the Chief Engineer such cost data as may be available, produced by the architect or engineer of record, or by a recognized estimating firm, or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Office of the Chief Engineer shall make the final decision regarding estimated cost based on recognized standards such as B.O.C.A. magazine, Building Valuation Data Reports, etc.

(3) Fees for additions shall be computed on the same basis as for new construction for the added portion.

(4) Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with (c)2i (2) and (3) above.

ii. The fees for plumbing fixtures and equipment are as follows:

(1) The fee shall be \$7.00 per fixture connected to the plumbing system for all fixtures and appliances except as listed in (c)2ii (2) below.

(2) The fee shall be \$46.00 per special device for the following: grease traps, oil separators, water-cooled air conditioning units, refrigeration units, utility service connections, back flow preventors, steam boilers, hot water boilers (excluding those for domestic water heating), gas piping, gas service entrances, active solar systems, sewer pumps, interceptors and fuel oil piping.

iii. The fees for electrical fixtures and devices are as follows:

(1) For from one to 50 receptacles or fixtures, the fee shall be in the amount of \$25.00; for each additional 25 receptacles or fixtures, the fee shall be in the amount of \$4.00; for the purpose of computing this fee, receptacles or fixtures shall include lighting outlets, wall switches, fluorescent fixtures, convenience receptacle or similar fixture, and motors or devices of less than one horsepower or one kilowatt.

(2) For each motor or electrical device greater than 1 horsepower (hp) and less than or equal to 10 hp, and for transformers and generators greater than 1 kilowatt (kw) and less than or equal to 10 kw, the fees shall be \$7.00.

(3) For each motor or electrical device greater than 10 hp and less than or equal to 50 hp; for each service panel, service entrance or sub panel less than or equal to 200 amperes; and for all transformers and generators greater than 10 kw and less than or equal to 45 kw, the fee shall be \$33.00.

(4) For each motor or electrical device greater than 50 hp or less than or equal to 100 hp; for each service panel, service entrance or sub panel greater than 200 amperes and less than or equal to 1,000 amperes; and for transformers and generators greater than 45 kw and less than or equal to 112.5 kw, the fee shall be \$65.00.

(5) For each motor or electrical device greater than 100 hp; for each service panel, service entrance or sub panel greater than 1,000 amperes; and for each transformer or generator greater than 112.5 kw, the fee shall be \$325.00.

(6) 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.

iv. The fees for fire protection and other hazardous equipment: sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas and oil fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums, are as follows:

(1) The fee for 20 or fewer heads or detectors shall be \$46.00; for 21 to and including 100 heads or detectors the fee shall be \$85.00; for 101 to and including 200 heads or detectors the fee shall be \$163.00; for 201 to and including 400 heads or detectors the fee shall be \$423.00; for 401 to and including 1,000 heads or detectors the fee shall be \$585.00; for over 1,000 heads or detectors the fee shall be \$748.00. In computing fees for heads and detectors, the number of each shall be counted separately and two fees, one for heads and one for detectors, shall be charged.

(2) The fee for each standpipe shall be \$163.00.

(3) The fee for each independent pre-engineered system shall be \$65.00.

(4) The fee for each gas or oil fired appliance which is not connected to the plumbing system shall be \$33.00.

(5) The fee for each kitchen exhaust system shall be \$33.00.

(6) The fee for each incinerator shall be \$260.00.

(7) The fee for each crematorium shall be \$260.00.

3. Elevators:

i. The fee for a permit to install an elevator device shall be a flat fee. The fee may vary for different types of inspections, tests and elevator devices.

ii. The fee for Plan Review for elevator devices in structures in Use Groups R-3, R-4 and for elevator devices wholly within dwelling units in R-2 structures shall be \$50.00 for each device.

iii. The fee for Plan Review for elevator devices in structures in Use Groups other than R-3 and R-4 shall be \$260.00 for each device.

iv. The fee for a certificate of approval or certificate of compliance certifying the work done under a construction permit has been satisfactorily completed shall be \$28.00.

v. Acceptance tests. The HMDC fees for witnessing acceptance test and performing inspections in structures not in Use Group R-3, R-4, or exempted R-2 structure, shall be as follows:

(1) Traction and winding drum elevators;

(A) One to 10 floors	\$243.00
(B) Over 10 floors	\$405.00
(C) Hydraulic elevators	\$216.00
(D) Roped hydraulic elevators	\$243.00
(E) Escalators, moving walks	\$216.00
(F) Dumbwaiters	\$ 54.00
(G) Stairway chairlifts, inclined and vertical wheelchair lifts and manlifts	\$ 54.00

(2) Additional charges for devices equipped with the following features shall be as follows:

(A) Oil buffers (per buffer)	\$ 43.00
(B) Counterweight governor and safeties	\$108.00
(C) Auxiliary power generator	\$ 81.00

vi. The HMDC fee for elevator devices in structures in Use Group R-3 or R-4, or otherwise exempt devices in R-2 structures, shall be \$162.00.

vii. The fee for witnessing acceptance tests of, and performing inspections of, alterations shall be \$54.00.

viii. The HMDC fees for routine, six month, tests and inspections for elevator devices in structures not in Use Groups R-3 or R-4, or otherwise exempt devices in R-2 structures, shall be as follows:

(1) Traction and winding drum elevators:

(A) One to 10 floors	\$151.00
(B) Over 10 floors	\$194.00
(C) Hydraulic elevators	\$108.00
(D) Roped hydraulic elevators	\$151.00
(E) Escalators, moving walks	\$151.00

ix. The fee for one year periodic inspection and witnessing of tests of elevator devices, which shall include a six month routine inspection, shall be as follows:

(1) Traction and winding drum elevators:

(A) One to 10 floors	\$216.00
(B) Over 10 floors	\$259.00
(C) Hydraulic elevators	\$162.00
(D) Roped hydraulic elevators	\$216.00
(E) Escalator, moving walks	\$346.00
(F) Dumbwaiters	\$ 86.00
(G) Manlifts, stairway chairlifts, inclined and vertical wheelchair lifts	\$130.00

(2) Additional yearly periodic inspection charges for elevator devices equipped with the following features shall be as follows:

(A) Oil buffers (charge per oil buffer)	\$ 43.00
(B) Counterweight governor and safeties	\$ 86.00
(C) Auxiliary power generator	\$ 54.00

x. The fee for the three year or five year inspection of elevator devices shall be as follows:

(1) Traction and winding drum elevators:

(A) One to 10 floors (five year inspection)	\$367.00
(B) Over 10 floors (five year inspection)	\$410.00

(2) Hydraulic and roped hydraulic elevators:

(A) Three-year inspection	\$270.00
(B) Five-year inspection	\$162.00

4. The fees for certificates and other permits are as follows:

i. The fee for a demolition or removal permit shall be \$46.00 for a structure of less than 5,000 square feet in area and less than 30 feet in height, for one or two-family residences (use group R-3 of the building sub-code), and structures on farms including commercial farm buildings under N.J.A.C. 5:23-3.2(d) used exclusively for storage of food or grain, or sheltering of livestock, and \$85.00 for all other use groups.

ii. The fee for a permit to construct a sign shall be in the amount of \$0.85 per square foot of surface area of the sign, computed on one side only for double-faced signs. The minimum fee shall be \$33.00.

iii. The fee for plan review of a building for compliance under the alternate systems and non-depletable energy source provisions of the energy subcode shall be \$195.00 for one and two-family homes, and for light commercial structures having the indoor temperature controlled from a single point, and \$975.00 for all other structures.

iv. The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$423.00 for class I structures and \$85.00 for class II and class III structures. The fee for resubmission of an application for a variation shall be \$163.00 for class I structures and \$46.00 for class II and class III structures.

5. Periodic inspections: The fees for periodic departmental reinspection of equipment and facilities granted a certificate of approval for a specified duration in accordance with N.J.A.C. 5:23-2.23 shall be as follows:

- i. For cross connections and backflow preventers that are subject to testing, requiring reinspection every three months, the fee shall be \$33.00 for each device when they are tested (thrice annually) and \$85.00 for each device when they are broken down and tested (once annually).

Repeal and New Rule by R.1990 d.70, effective February 5, 1990.  
See: 21 N.J.R. 2949(a), 22 N.J.R. 557(b).  
Amended by R.1994 d.543, effective November 7, 1994.  
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

#### 19:3-1.4 Occupancy

(a) No fee is charged in cases where a building permit or Certificate of Compliance fee in excess of the minimum fee imposed for a Certificate of Occupancy or a Certificate of Completion has been paid.

(b) The fee for a Certificate of Occupancy or Occupancy Certification is as follows:

1. For tenant spaces of up to and including 3,000 square feet, the fee is \$250.00;
2. For tenant spaces in excess of 3,000 square feet, the fee is \$500.00.

(c) The fee for a Zoning Certificate or Occupancy Certification for trailers and/or guardhouses is \$500.00.

As amended, R.1983 d.254, effective June 20, 1983.  
See: 15 N.J.R. 428(a), 15 N.J.R. 1039(c).

Added "Certificate of Completion" and increased fee from \$50.00 to \$200.00.

Amended by R.1987 d.422, effective October 19, 1987.  
See: 19 N.J.R. 1540(a), 19 N.J.R. 1913(c).

Fee raised from \$200.00 to \$500.00; added (c).  
Amended by R.1990 d.70, effective February 5, 1990.  
See: 21 N.J.R. 2949(a), 22 N.J.R. 557(b).

Stylistic changes.  
Amended by R.1994 d.543, effective November 7, 1994.  
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

#### 19:3-1.5 Hearings

Whenever a public hearing is required on an application by statute or by rule or regulation of the Commission, the applicant shall pay the cost of such legal notices as shall be required to be given and the cost of the preparation of a stenographic record of any such hearing.

#### 19:3-1.6 General provisions

(a) This fee schedule shall not be applicable to county or municipal government. Any fee, or portion thereof, provided for herein, may be waived by the Executive Director upon recommendation of the chief engineer upon good cause shown.

(b) Any single application which encompasses several uses will be subject to the appropriate fees enumerated herein.

(c) A full refund of fees may be made by the Executive Director provided that a written request to withdraw the application is received before the close of the second working day after receipt of the same.

(d) If any part or portion of this resolution is invalidated by judicial decision, such decision shall not affect the remainder of this resolution.

(e) This fee schedule shall take effect immediately upon adoption by the Commission and filing pursuant to law.

(f) N.J.A.C. 19:4-1.2 shall not be applicable to applications for one and two family detached homes in the Low Density Residential Zone. Such applications shall be reviewed in accordance with the Fee Schedule adopted January 25, 1983.

(g) Fees for HMDC plan review referred to in N.J.A.C. 19:6-3.4 are outlined in N.J.A.C. 19:3-1.3.

Amended by R.1987 d.422, effective October 19, 1987.  
See: 19 N.J.R. 1540(a), 19 N.J.R. 1913(c).

Substantially amended.  
Amended by R.1990 d.70, effective February 5, 1990.  
See: 21 N.J.R. 2949(a), 22 N.J.R. 557(b).  
Amended by R.1994 d.543, effective November 7, 1994.  
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

#### 19:3-1.7 Solid waste collection; fee schedule

(a) Be it resolved that, effective December 17, 1973, no sanitary landfill within the Hackensack Meadowlands District shall accept for disposal any solid waste unless the vehicle and the container, if any, transporting the solid waste bear numbered decals issued by the office of the chief engineer. The numbered decal will be furnished by the chief engineer to those persons engaged in the collection of solid waste according to the following fee schedule:

1. Private collectors: \$10.00 per decal for each piece of self-powered equipment and each container.
2. Public collectors: \$2.00 per decal for each piece of self-powered equipment and each container.

New Rule, R.1973 d.333, effective December 17, 1973.  
See: 6 N.J.R. 40(a).