

**ORDINANCE O:48-2023**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE  
TO AMEND CHAPTER 141 OF THE CODE OF THE TOWNSHIP OF MONROE,  
ENTITLED “FIRE PREVENTION”**

**WHEREAS**, the Township Council of the Township of Monroe has recommended certain amendments to Chapter 141 of the Code of the Township of Monroe and has determined that it is in the best interest of the Township to amend this specific section.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Monroe that the Code of the Township of Monroe is hereby amended to include the amendments herein.

**SECTION I.** This section, which is a part of Chapter 141, is hereby amended as follows:

§ 141-1. Local enforcement.

Pursuant to Section 11 of the Uniform Fire Safety Act (P.L. 1983, c. 383[2]), the New Jersey Uniform Fire Code (N.J.A.C. 5:70-1 et seq.) shall be locally enforced in the municipality of Monroe Township.

§ 141-2. Enforcing agency designated.

The local enforcing agency shall be the Bureau of Fire Prevention, which is hereby created in the Department of Public Safety.

§ 141-3. Powers and duties of enforcing agency.

The Bureau of Fire Prevention shall enforce the Uniform Fire Safety Act and the codes and regulations adopted under it in all buildings, structures and premises within the established boundaries of the Township of Monroe, other than owner-occupied one- and two-family dwellings, and shall faithfully comply with the requirements of the Uniform Fire Safety Act[1] and the Uniform Fire Code.

§ 141-4. Life hazard uses.

The Bureau of Fire Prevention shall carry out the periodic inspections of life hazard uses required by the Uniform Fire Code on behalf of the Commissioner of Community Affairs.

§ 141-5. Organization of enforcing agency.

The Bureau of Fire Prevention as the local enforcing agency shall be a part of the Department of Public Safety and shall be under the control of the Fire Official, who shall report to the Director of Public Safety.

§ 141-6. Appointments; removals.

A. The local enforcing agency shall be under the direct supervision of a Fire Official, who shall be appointed by the Mayor pursuant to Title 11.

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- B. Such inspectors and other employees as may be necessary in the local enforcing agency shall be appointed by the Mayor, subject to confirmation of Council by a majority vote of the entire Council, upon the recommendation of the Fire Official.
- C. The local Bureau of Fire Prevention shall have a designee who can conduct Cause and Origin Investigations. If the Fire Official or Fire Inspector are not certified to conduct these investigations, a Fire Marshal shall be appointed by the Mayor to work under the supervision of the Fire Official to investigate all fires in accordance with N.J.A.C. 5:71-3.3.
- D. The Fire Official, inspectors and other employees of the enforcing agency shall be subject to removal by the Director of Public Safety for inefficiency or misconduct. Each official, inspector or employee to be so removed shall be afforded an opportunity to be heard by the appointing authority or a designated hearing officer.
- E. N.J.A.C. 5:71-4.3(c)4 requires the Director of Public Safety or Fire Official to notify the Division of Community Affairs at least 10 days in advance of any leave of absence by the Fire Official in excess of 30 days. The Director of Public Safety shall appoint a temporary Fire Official during said leave of absence, pursuant to Title 11.

§ 141-7. Appeals.

Pursuant to Sections 15 and 17 of the Uniform Fire Safety Act,[1] any person aggrieved by any order of the Bureau of Fire Prevention shall have the right to appeal to the Gloucester County Construction Board of Appeals.

§ 141-8. Additional required inspections and fees; failure to pay registration fee.

- A. In addition to the annual inspections and fees required pursuant to the Act and the regulations of the Department of Community Affairs, the following additional inspections and fees shall be required:

- (1) Annual inspection and fee schedule for all buildings as defined in the Uniform Construction Code of New Jersey, as amended, and not classified as life hazard buildings in accordance with N.J.A.C. 5:70 shall be as follows:

- (a) Assembly.

A-1	Eating establishment, under 50	<del>\$25</del> <b><u>150</u></b>
A-2	Take-out food service (no seating)	<del>\$25</del> <b><u>100</u></b>
A-3	Church or synagogue	<del>\$25</del> <b><u>100</u></b>
A-4	Recreation centers, multipurpose rooms, etc., fewer than <del>100</del> <b><u>50</u></b>	<del>\$50</del> <b><u>100</u></b>
A-5	Court rooms, libraries, fraternal organizations, condominium centers, fewer than <del>50</del> <b><u>100</u></b>	<del>\$50</del> <b><u>100</u></b>
A-6	Senior citizen centers, fewer than <del>200</del> <b><u>50</u></b>	<del>\$50</del> <b><u>100</u></b>

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(b) Business/Professional.

B-1	Professional use one- and two-story less than <del>5,000</del> <b>4,999</b> square feet per floor	<b>\$25100</b>
B-2	One- and two-story more than 5,000 square feet, less than <del>10,000</del> <b>9,999</b> square feet per floor	<b>\$50125</b>
B-3	One- and two-story more than 10,000 square feet per floor	<b>\$75150</b>
B-4	Three- and five-story less than 5,000 square feet per floor	<b>\$10075</b>

(c) Retail (mercantile).

M-1	One- and two-story less than <del>5,000</del> <b>4,999</b> square feet per floor	<b>\$12550</b>
M-2	One- and two-story more than 5,000 square feet, less than <del>10,000</del> <b>9,999</b>	<b>\$150200</b>
M-3	One- and two-story more than 10,000 square feet per floor	<b>\$175225</b>
M-4	Three- to five-story less than 5,000 square feet per floor	<b>\$20050</b>

M with the exception of hardware store 3,000 square feet, retail store over 12,000 square feet are life-hazard uses.

(d) Manufacturing (factory).

F-1	<del>One- and two-story less than 5,000 square feet per floor</del> <b>Moderate Hazard</b>	<b>\$75265</b>
F-2	<del>One- and two-story less than 5,000 square feet per floor, less than 10,000 square feet per floor</del> <b>Low Hazard</b>	<b>\$10050</b>
F-3	<del>One- and two-story more than 10,000 square feet per floor</del>	<b>\$150</b>
F-4	<del>Three- to five-story more than 5,000 square feet per floor</del>	<b>\$175</b>

F exception life-hazard uses.

(e) Storage S-1 (moderate hazard S-1, low hazard S-2)

S-1	<del>One- and two-story less than 5,000 square feet per floor</del> <b>Moderate Hazard</b>	<b>\$50265</b>
S-2	<del>One- and two-story more than 5,000 per square feet, less than 10,000 square feet per floor</del> <b>Low Hazard</b>	<b>\$10050</b>
S-3	<del>One- and two-story more than 10,000 square feet</del>	<b>\$150</b>
S-4	<del>Three- to five-story less than 5,000 square feet per floor</del>	<b>\$175</b>

S exception life-hazard uses.

(f) Residential (LEA listed with multifamily BHI).

Fee is for each building.

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R-1 <del>4</del> 3 to 6 units	\$ <del>25</del> <b>100</b>
R-2 7 to 12 units	\$ <del>50</del> <b>125</b>
R-3 13 to 20 units	\$ <del>75</del> <b>150</b>
R-4 <del>21 to 50</del> <b>Over 20</b> units	\$ <del>100</del> <b>75</b>

(g) Any owner, agent or lessee who fails to pay the prescribed registration fee within 30 days of written notification shall be in violation of this chapter and shall be subject to a fine not exceeding \$5,000.

§ 141-9. Permit fees.

Type	Fee
Type 1	\$54
Type 2	\$214
Type 3	\$427
Type 4	\$641

Exception: There shall be no fee for Type 4 permits for storage or activity as a premises registered as a life-hazard use in accordance with this subchapter.

**SECTION II.** All prior Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION III.** If any word, phrase, clause, section or provision in this Ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal, or unconstitutional, such word phrase, clause, section or provision shall be severable from the balance of the Ordinance and the remainder of the Ordinance shall remain in full force and effect.

**SECTION IV.** This Ordinance shall take effect twenty (20) days after final passage and publication as required by law.

**TOWNSHIP OF MONROE**

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**CNCL. PRES., CAROLANN FOX**

**ATTEST:**

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**Twp. Clerk, Aileen Chiselko, RMC  
or Deputy Clerk, Jennifer Harbison, RMC**

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**CERTIFICATION OF CLERK**

The foregoing Ordinance was introduced at a meeting of the Township Council of the Township of Monroe held on the 13<sup>th</sup> day of November, 2023, and will be considered for final passage and adoption at a meeting of the Township Council of the Township of Monroe to be held on 27<sup>th</sup> day of November, 2023 at the Municipal Building, 125 Virginia Avenue, Williamstown, New Jersey 08094, at which time any person interested therein will be given an opportunity to be heard.

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**Twp. Clerk, Aileen Chiselko, RMC  
or Deputy Clerk, Jennifer Harbison, RMC**

**ROLL CALL VOTE**

**1<sup>st</sup> Reading**

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams				
Cncl. Garbowski				
Cncl. Heverly				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Valcourt				
Cncl. Pres. Fox				
Tally:				

**2<sup>nd</sup> Reading**

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams				
Cncl. Garbowski				
Cncl. Heverly				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Valcourt				
Cncl. Pres. Fox				
Tally:				

The foregoing ordinance was hereby approved by the Mayor of the Township of Monroe on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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**MAYOR GREGORY A. WOLFE**