

**BOROUGH OF FREEHOLD  
COUNTY OF MONMOUTH**

**NO. 2025/12**

**ORDINANCE AMENDING CHAPTER 8.48.090 (UNIFORM FIRE SAFETY ACT  
ENFORCEMENT)**

**WHEREAS**, the Uniform Fire Safety Act was enacted for the purpose of establishing a system for the enforcement of minimum fire safety standards through the State of New Jersey; and

**WHEREAS**, the Uniform Fire Safety Act authorizes municipalities to provide for local enforcement and to establish local enforcement agencies for that purpose, and

**WHEREAS**, N.J.A.C. 5:71 requires the Governing Body to establish a local enforcing agency if requested to do so by the municipal fire department; and

**WHEREAS**, the Governing Body has previously, at the request of the fire department, established a local enforcing agency in the Borough of Freehold, and

**WHEREAS**, the Freehold Borough Fire Official, Bureau of Fire Prevention has recommended certain amendments to the existing ordinance; and

**WHEREAS**, the Borough Administrator and Fire Official have recommended the fees for inspections be increased in an amount sufficient to offset inspection costs; and

**WHEREAS**, the Mayor and Council concur with the recommendations.

**NOW, THEREFORE**, be **ORDAINED** and **ENACTED** by the Mayor and Council of the Borough of Freehold as follows additions to the

current ordinance are noted in underline; deletions are noted as struck through [Unmodified sections were omitted for the sake of brevity]:

### Section I

Chapter 8.48.090 **ADDITIONAL REQUIRED INSPECTION AND FEES** shall be amended to read as follows:

In addition to the inspection and fees required pursuant to the Uniform Fire Code Act and pertinent regulations of the Department of Community Affairs, the following additional inspections and fees shall be required:

~~Multi Family Dwelling Units containing more than two apartments shall be subject to annual inspections. The inspections shall be confined to the common areas of each apartment building but shall not include individual apartment units. The fees for the annual inspection shall be \$50.00 per apartment building and shall be payable by the property owner. All commercial buildings and offices or industrial buildings shall be subject to an annual inspection fee and shall be required to pay a fee in the amount of \$50.00.~~

All businesses and multiple dwelling buildings in the Borough of Freehold shall be registered and inspected as established by the requirements of the NJ Uniform Fire Code N.J.A.C. 5:70 for Life Hazard Uses or at least annually for non-life hazard uses. To cover the cost of registration and inspection, the Borough shall establish a fee schedule. The fee for life hazard uses shall be as determined by N.J.A.C. 5-70-2.9. The following registration and inspection fees shall be established for all non-life hazard use and fire safety permits:

1) Assembly uses:

(a) Eating establishment under 50 occupancy: \$75

(b) Take-out food service (no seating): \$50

(c) Recreation spaces, multi-purpose rooms and other assembly spaces with occupancy less than 50 occupants: \$50

(d) Churches, synagogues and other buildings used exclusively as a place of worship: no charge

2) Business/professional office uses:

(a) Offices/spaces less than 500 sq. ft.: \$50

(b) Offices/spaces 501-1000 sq. ft.: \$65

(c) Offices/spaces 1001-1500 sq. ft.: \$75

(d) Offices/spaces 1501-2000 sq. ft.: \$85

(e) Offices/ spaces 2001-3000 sq. ft.: \$95

(f) Offices/ spaces 3001-5000 sq. ft.: \$100

(g) Offices/ spaces over 5000 sq. ft.: \$125

3) Mercantile use (retail):

(a) Retail uses 1000 sq. ft. or less: \$50

(b) Retail uses 1001-2000 sq. ft.: \$75

(c) Retail uses 2001-3000 sq. ft.: \$90

(d) Retail uses over 3000 sq. ft.: \$100

4) Manufacturing uses(non-life hazard use):

(a) Manufacturing use space less than 1500 sq. ft.: \$75

(b) Manufacturing use space 1501-2500 sq. ft.: \$85

(c) Manufacturing use space 2501-5000 sq. ft.: \$95

(d) Manufacturing use space 5001-7500 sq. ft.: \$110

(e) Manufacturing use greater than 7500 but less than 12,000 sq. ft.: \$150

5) Storage uses:

(a) Storage use 1000 sq. ft. or less: \$65

(b) Storage use 1001-2000 sq. ft.: \$75

(c) Storage use 2001-3000 sq. ft.: \$85

(d) Storage use 3001-6000 sq. ft.: \$100

(e) Storage use 6001 but less than 12,000 sq. ft.: \$125

6) Residential uses (structures with 3 or more dwelling

units):

(a) A fee of \$25 per floor level, including basements, for all common areas of the building but not less than \$50.

(b) An inspection fee of \$10 per dwelling unit in any case a dwelling unit needs to be inspected.

7) Fire Safety Permit inspections and fees are as established by permit type pursuant the NJ Uniform Fire Code 5:70-2.9(c).

(a) Any permit inspection that is required to be done outside of the normal business hours of the Borough of Freehold, requires a \$100 minimum fee.

(b) At the discretion of the Fire Official, annual/seasonal fire safety permits may be issued for an additional fee of \$100 above the normally charge inspection fee upon adherence to any established conditions set by the Fire Official and subject to spot inspections throughout the established permit period at no extra charge.

8) One & Two Family Dwelling Smoke & CO Detector inspections in compliance with N.J.A.C. 5:70-4.19: The fee for smoke detector and co detector compliance shall be \$50 per dwelling unit.

9) Miscellaneous:

a) Open property areas/yards of retail complexes, strip malls, storage/warehouse facilities, residential/business complexes and parking garages shall pay a \$50 fee per property.

b) Any use not specifically classified, shall be classified as Business use.

10) Delinquent/late Payment of fees

a) Any person or business found to be delinquent/ or late in paying the required inspection and registration fee, shall be subject to a \$50 late payment fee added to the normally charged amount. Failure to pay the required fees is subject to a summons issuance to collect the required fee in municipal court.

## Section 2

If any part of this Ordinance shall be deemed invalid such part shall be deemed severable and the invalidity thereof shall not affect the remaining part of this Ordinance.

## Section 3

Any Ordinance or portions thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed and superseded.

## Section 4

This Ordinance shall take effect upon final passage and publication in accordance with Law.

Introduction: May 5, 2025

Public Hearing/Adoption: May 19, 2025