1st Reading
2nd Reading

ORDINANCE 2024-12

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING CHAPTER 219 CERTIFICATES OF HABITABILITY OF THE CODE OF THE TOWN OF PHILLIPSBURG IN ORDER TO REVISE REQUIREMENTS AND FEES

WHEREAS, Chapter 219, Certificates of Habitability, of the Code of the Town of Phillipsburg regulates the inspection of property within the Town; and

WHEREAS, there is a need to amend the code to reflect the current needs and interest of Town.

NOW THEREFORE BE IT ORDAINED by the Town Council, Town of Phillipsburg, County of Warren, State of New Jersey as follows:

Section 1

Chapter 219-7 shall be replaced and revised and amended as listed below:

§ 219-7 Certificate fee schedule.

A. The following fee schedule shall be used and said fees shall be paid prior to inspections being made.

(1) Certificates for the sale or transfer of property or tenant unit;

Units per Lot	Fee per Unit
1 to 19	$100
20 to 49	$2000 plus $75 per unit for the twenty-first through forty-ninth units
50 plus	$4250, plus $50 per unit for each additional unit.

(2) $200 Commercial certificate for units or structures without a recent valid Certificate or where previously vacant for a period of two years or greater; where

greater than 2000sqft, $50 non-prorated fee per increment of 1000sqft up to 10,000sqft.

(3) $50 Commercial certificate for changes in tenancy or occupancy of B use groups in identified historic, downtown or neighborhood business locations;

(4) Conditional certificate; $100 Affidavit fee plus $50 per additional covered unit beyond 5;

(5) $100 per building on commercial, industrial, multiple dwellings, mixed use, or garden apartment properties containing 10 or more units, unit floor area(s) greater than 2000sqft, or with more than one principal use or structure.

(6) Where not specifically indicated or as determined by Town officials, the fee schedule in (1) above to be used.

B. All checks shall be made payable to the Town of Phillipsburg.

Section 2

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

Section 3

If any article, section, subsection, paragraph, phrase or sentence of this ordinance is, for any reason, declared to be unconstitutional or invalid, such article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

Section 4

This ordinance shall take effect immediately upon final publication as provided by law.

ATTEST:

Municipal Clerk

TOWN OF PHILLIPSBURG

Mayor

1st Reading
2nd Reading

DATED:

CERTIFICATION

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced to pass at a regular meeting of the Town Council of the Town of Phillipsburg held on June 12, 2024 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Town of Phillipsburg Council to be held on June 26, 2024 at 6:00 pm or as soon thereafter as the Town Council may hear this Ordinance at the Phillipsburg Senior Center, 310 Firth Street, Phillipsburg, NJ 08865, at which time all persons interested may appear for or against the passage of said Ordinance.

Matthew C. Hall
Acting Municipal Clerk