

**BOROUGH OF TINTON FALLS
MONMOUTH COUNTY
NEW JERSEY**

ORDINANCE NO. 2026-1545

**AN ORDINANCE AMENDING CHAPTER 5 OF THE BOROUGH CODE,
ENTITLED “GENERAL LICENSING” TO CONFIRM THE
BOROUGH’S STATUS AS A “FILM READY” COMMUNITY**

BE IT ORDAINED by the Borough Council of the Borough of Tinton Falls as follows:

SECTION 1. Chapter 5 of the Borough Code, entitled “General Licensing” is hereby amended in Section 5-10, “Commercial Film and Photography Permits,” in the various subsections listed below, to read as follows (underlined portions to added; ~~striketroughs~~ to be deleted):

§ 5-10. COMMERCIAL FILM AND PHOTOGRAPHY PERMITS.

§ 5-10.1 Purpose.

The purpose and intent of this section is to enable the Borough of Tinton Falls to have control over commercial filming and photography activities that are undertaken within the confines of the Borough, in order to ensure the protection of the interests of those in the community upon whom such activities may impact.

§ 5-10.2 Definitions.

As used in this chapter, these terms shall have the following meanings:

FAMILY VIDEOS AND PHOTOGRAPHY

The filming or videotaping of motion pictures, or still photography, intended solely for private use.

FILMING

The taking of still or motion pictures either on film, videotape, or similar recording medium, for commercial or educational purposes ~~any purposes~~ intended for viewing on television, in theaters, major linear broadcast network or streaming platforms, or for institutional uses. This term shall not include family videos and photography and news media, as defined herein, or as otherwise provided herein.

MAJOR MOTION PICTURE

Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following: NBCUniversal, including Peacock; Warner Bros. Discovery, including New Line Cinema, HBO, DC Studios and Castle Rock Entertainment; Paramount Pictures, including Miramax, MTV Films, Showtime, Skydance, Dreamworks and Nickelodeon Movies; Walt Disney Studios, including 20th Century Studios, Searchlight Pictures, Hulu and Marvel Studios; Sony Pictures, including Columbia Pictures, Screen Gems and Tristar Pictures; Amazon MGM Studios; Netflix Studios; A24; any film for which the budget is at least \$20,000,000; or any recurrent weekly television series programming. Any film which is financed and/or distributed by a major motion picture studio or corporation for presentation in movie theaters, including any filming activity connected with any part of such a production; provided that the production has an overall budget of \$20,000,000 or more.

MOTION PICTURE, TELEVISION PICTURES, STILL PHOTOGRAPHY

All activities attendant to the staging and/or shooting of commercial motion pictures, television series, television movies, commercials and to the taking of single or multiple photographs for sale or commercial use where the photographer sets up stationary equipment in any one location for longer than five consecutive minutes.

NEWS MEDIA

Photographic, filming, and/or videotaping for the purpose of a television news broadcast or reporting for print media by reporters, photographers or cameramen.

PUBLIC LANDS

The areas including but not limited to any public building, street, highway, sidewalk, square, park, playground, and other public places, which is within the jurisdiction and control of the Borough of Tinton Falls.

STUDENT FILMS

Motion picture, television or still photography produced to satisfy a course or curriculum requirement at an accredited educational institution. The student filmmaker must supply proof that they are currently enrolled in any such educational institution.

§ 5-10.3 Permit Required.

- A. No person or organization shall film or permit filming on public or private property where such filming involves the use of public property for the operation, placement or temporary storage of vehicles or equipment utilized in such filming, including but not limited to, any temporary structure, barricade or device intended to restrict or block off pedestrian or vehicular traffic shall use any public lands or private property, public right of way, facility, and/or residence for the purpose of taking motion pictures, television pictures or still photography without first applying for and receiving a permit from the Borough Clerk or the Borough Administrator of the Borough of Tinton Falls, as applicable.
- B. The permit shall set forth the approved location of such filming and also the approved

duration of such filming by specific reference to days or dates. Said permit must be readily available for inspection by Borough officials at all times at the site of the filming.

- C. All permits shall be applied for and obtained from the office of the Borough Clerk during normal business hours. Applications for such permits shall be in a form approved by the Borough Administrator and be accompanied by permit fees as required herein.
- D. If a permit is issued and filming does not in fact take place on the dates specified due to good cause, including but not limited to reasons of inclement weather, the Borough Administrator may issue a new permit for filming on other dates subject to full compliance with all other provisions of this chapter. No additional fee shall be paid for this new permit.
- E. The provisions of this section shall not apply to news media, family videos and/or student films.
- F. ~~The provisions of this section shall not apply to all activities attendant to the staging and/or shooting of a segment of a television series where all such activities occur on private property and within a commercial building or other structure which is not in a residential area and is not visible outside of such building or structure, provided that the filming activities do not exceed three days.~~

§ 5-10.4 Review and issuance of permits.

- A. ~~No p~~Permits shall be issued by the Borough Clerk ~~after approval~~ unless approved by the Administrator and upon payment of the requisite fees and escrows. Applications must be submitted at least four business days prior to the requested shooting date. Any such review shall determine whether any additional municipal services may be reasonably required depending upon the nature of the activities proposed and according to agreed upon plan.
- B. Expedited permits may be issued by the Borough Clerk after approval by the Administrator and upon payment of the requisite fee. The Borough Clerk or Administrator, after consultation with involved Borough departments, may issue the permit, so long as the application complies with all other requirements of this chapter and adjacent property owners or tenants do not need to be notified. The Borough Clerk or Borough Administrator may determine whether any additional municipal services may be reasonably required depending upon the nature of the activities proposed and according to agreed upon plan. ~~Expedited permits shall be issued by the close of the fourth business day after submission of a complete permit application.~~
- C. No permits shall be issued unless all fees and reasonably necessary reimbursable expenses are paid to the Borough.
- D. No permit shall be issued for filming upon private property unless proof of consent has been provided to the Borough.

- E. No permit shall be issued for filming upon public property unless the applicant shall provide the Borough with satisfactory proof of the following:
- (1) Proof of insurance coverage, including but not limited to for bodily injury to any one person in the amount of \$2,000,000 and any occurrence in the aggregate amount of \$3,000,000.
 - (2) For property damage for each occurrence in the aggregate amount of \$2,000,000.
 - (3) A written hold harmless and indemnification agreement acceptable to the Borough Attorney.
 - (4) The posting of cash or maintenance bond for the value of \$1,000 protecting and insuring that the location utilized for the filming will be left, in a satisfactory condition, free of debris, rubbish, and equipment, and that due observance of all Borough ordinances, laws, and regulations will be followed. Within ten days of the completion of filming, the Borough will return the bond if there has been no damage to the public property or public expense caused by the filming.
 - (5) The holder of the permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public property and shall comply with all lawful directives issued by the Borough Police Department and the Borough Administrator with respect thereto.
 - (6) The applicant shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners as a result of such filming and shall, to the extent practicable, abate noise and park vehicles off the public streets. All vehicles parked on public streets and rights-of-way shall be done so in accordance with all applicable state and local regulations.
 - (7) The holder shall not interfere with previously scheduled activities upon public property and limit, to the extent possible, any interference with normal public activity on such public property.
 - (8) Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or affect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three days prior to the requested shooting date and be informed that objections may be filed with the Administrator, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service of notification to adjacent owners shall be submitted to the Administrator within two days of the requested shooting date. ~~The applicant shall be given written notice of the filming to all business and residents directly adjoining the filming location, including the location of all ancillary activities associated with the filming, such as the location of~~

~~equipment, parking, prep areas, etc., and further provide written proof of such notice at least three business days prior to the submission of a completed permit application. Such written notice shall be in a form acceptable to the Administrator and shall inform such businesses and residents that the objections may be filed with the Borough Clerk within the next three business days, said objections will form a part of applicant's application and be considered in the review of the same.~~ However, an applicant may request a waiver of the notice requirement, or if the Administrator finds that by not giving notice there would be less of a potential for disruption, if the permit is granted, then a waiver may be granted by the Administrator, as applicable.

§ 5-10.5 Filming in Residential Areas.

Filming in residential areas shall be permitted Monday through ~~Sunday~~ Friday between the hours of 7:00 a.m. and 9:00 p.m. (camera wrap) and 10:00 p.m. (film wrap). Night filming restrictions shall only apply to a Project with exterior filming, provided that all requests for night scenes shall be approved in the permit or by a waiver to be granted in accordance with Section 5-1.4 hereof. Filming at night after 9:00 p.m., or on weekends, can be considered on a case-by-case basis by the Administrator, who can establish specific limitations and locations. The setup, production and breakdown required by all filming shall be included in the hours as set forth herein.

§ 5-10.6 Refusal to issue permit; employment of patrol officers and electrician.

A. The Borough may refuse to issue a permit whenever it determines, on the basis of objective facts and after a review of the application by the Police Department and by other Borough agencies involved with the proposed filming site, that filming at the location and/or the time set forth in the application would violate any law or ordinance or would unreasonably interfere with the use and enjoyment of adjoining properties, unreasonably impede the free flow of vehicular or pedestrian traffic or otherwise endanger the public's health, safety or welfare.

B. The ~~Chief of Police Borough~~ reserves the right to require one or more Borough police officer(s), Fire Department personnel or any such other specialized Borough officials to remain on-site during the times indicated on the permit, in situations where the production may impede the proper flow of traffic, or otherwise impact public safety. The cost of all such personnel shall be borne by the applicant. Where existing electrical power lines are to be utilized by the production, an on-site licensed electrician may be similarly required if the production company does not have a licensed electrician on staff.

§ 5-10.7 Waiver of requirements by Borough.

The Borough may authorize ~~filming other than during the hours herein described~~ a waiver of any of the requirements, provisions or restrictions of this chapter if the Borough determines that a waiver thereof may be granted without endangering the public health, safety and welfare. In determining whether to issue a waiver, ~~allow an extension of hours under this section~~, the Borough shall consider factors, including but not limited to the following:

- A. Traffic congestion at the location;
- B. The applicant's ability to remove film-related vehicles off the public streets;
- C. Whether the applicant is requesting restrictions on the use of public streets or public parking during the course of the filming;
- D. Nature of the film shoot itself; e.g., indoor or outdoor; day or night; on public lands or private lands; proximity to residential neighborhoods; potential for disruption of normal residential or business activities; and
- E. Prior experience of the film company/applicant with the Borough, if any.

§ 5-10.8 Copies of permit; inspections.

Copies of the approved permit shall be sent to the Police and Fire Departments before filming takes place and to the New Jersey Motion Picture and Television Commission at njfilm@njeda.gov. The applicant shall permit the Police Department or other Borough inspectors to inspect the site and equipment to be used. The applicant shall comply with all safety instructions issued by the Police Department or other Borough inspectors.

§ 5-10.9 Reimbursement of certain costs.

In addition to any and all other fees or costs mentioned in this chapter, the applicant shall reimburse the Borough for any lost revenue, including but not limited to repairs required to public property, and any revenues that the Borough was prevented from earning because of the filming.

§ 5-10.10 Fees.

The schedule of fees for the issuance of permits authorized by this section are as follows:

- A. Basic Filming Permit: \$100
- B. Expedited Filming Permit: \$250
- C. Student and Non-profit Filming Permit (one-time fee): \$25
- D. Police/Fire Protection/~~Public Works~~: at cost same rates that are charged to the public
- E. Daily filming on public property ~~Use of Borough Buildings or Public Parks~~ (*student and non-profit films exempt*):
 - i. Film and television projects with a budget under \$20 MM: \$150 ~~per facility~~ per day
 - ii. Film and television projects with a budget over \$20 MM: \$500 ~~per facility~~ per day
- F. Filming on private property: no daily fee
- G. Street Closure Inconvenience Fee: up to \$5,000

§ 5-10.11 Violations and penalties.

Where the owner of the premises is not the applicant for a permit required by this chapter, both the owner and the applicant shall each be liable for violations hereof. Any person violating this chapter or these rules and regulations, upon conviction thereof, shall be subject to the penalties set forth in Chapter 1, General Provisions, § 1-5 of the Code of the Borough of Tinton Falls.

SECTION 2. Repealer.

All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 3. Severability.

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

SECTION 4. Effective Date.

This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

Introduced:

Adopted:

MICHAEL J. NESCI
COUNCIL PRESIDENT

RISA CLAY
MAYOR

ATTEST:

MICHELLE HUTCHINSON
BOROUGH CLERK

APPROVED AS TO FORM:

KEVIN N. STARKEY, ESQ.
DIRECTOR OF LAW