

BOROUGH OF WOODCLIFF LAKE
Bergen County, New Jersey
ORDINANCE NO. 24-14

AN ORDINANCE TO AMEND CHAPTER 135 ENTITLED “CERTIFICATE OF CONTINUING OCCUPANCY” OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS, Chapter 135, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Certificate of Continuing Occupancy within the Borough of Woodcliff Lake; and

BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Sec. 135-1. Title.

This chapter shall be known as the “Woodcliff Lake Resale Certificate Ordinance”.

Sec. 135-2. Purpose.

No person shall occupy or use any portion of a residential building after such building or portion thereof has been vacated or sold, until the owner or landlord thereof shall have applied for and secured a Resale Certificate.

Sec. 135-3. Certificate required; issuance of certificate.

- A. Prior to sale of any residential building involving a new occupancy the Enforcement Officer shall issue a Resale Certificate in accordance with the standards set forth in the purpose detailed in Sec. 135-2.
- B. A Resale Certificate shall include verification that all permits issued have been closed, legible house numbers are placed on the front of the property, verification that sump pumps are not piped into the sanitary sewer system and are discharged properly and that dead bolts on the front door are keyless on the interior side of the door.
- C. No Resale Certificate may be issued to a residential building or any portion thereof unless an approved smoke detector device, carbon monoxide device and a portable fire extinguisher have been installed as required by applicable Borough Ordinance and State statute and all items set forth in Subsection B above have been verified.
- D. A Resale Certificate shall expire six months after the date of issuance.

Sec. 135-4. Application for certificate.

Prior to the sale of any residential building or any portion thereof, the owner thereof shall apply to the Woodcliff Lake Building Department, on an appropriate form, for a Resale Certificate.

Sec. 135-5. Time limit for issuance or denial of certificate.

The Enforcement Officer shall conduct an inspection of said residential building or portion thereof which is to be sold, within a reasonable time, not exceeding 10 business days after completion of said application and verification of closed permits, and shall issue a Resale Certificate, provided that the standards set forth in Sec. 135-2 have been satisfied and, in the case of residential buildings that the premises is in compliance with the requirement of installation of a smoke detector, carbon monoxide detector and a portable fire extinguisher.

Sec. 135-6. Failure to comply.

If, after inspection by the Enforcement Officer, a Resale Certificate may not be issued to the residential building or portion thereof because of the existence of a violation of any code or failure to comply with the standards set forth in Sec. 135-2 of this chapter , notice shall be given by the Enforcement Officer to the owner detailing the violations of applicable laws, regulations or ordinances. The Enforcement Officer shall have authority to issue any summons or complaint for any violation of any ordinance, statute or regulation against the owner and/or occupant of the residential building or portion thereof wherein the violation exists. In the event that any violations are found to exist, there shall be no new occupancy or use of the premises until the criteria has been satisfied for the issuance of the Resale Certificate.

Sec. 135-7. Fees.

The following fees shall be applicable for the inspection and issuance of a Resale Certificate including the smoke detector and carbon monoxide detector compliance.

Severability. All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.