

BOROUGH OF NORTH HALEDON

ORDINANCE #6-2023

AN ORDINANCE TO FURTHER AMEND AND SUPPLEMENT CHAPTER 600, ZONING, ARTICLE XVI. ADMINISTRATION AND ENFORCEMENT OF THE CODE OF THE BOROUGH OF NORTH HALEDON

BE IT ORDAINED, by the Governing Body of the Borough of North Haledon, County of Passaic, State of New Jersey, as follows:

SECTION 1

§600-78. is amended and supplemented as follows:

- A. Before the occupancy or possession of any building or structure may pass from one person to another, the owner of the building or structure shall apply and obtain a certificate of sale or rental from the Construction Official. The owner shall also request and permit the building to be inspected by the following Borough officials: the Tax Assessor; in cases of residential buildings, the Board of Health; and in cases of nonresidential buildings, the Fire Prevention Officer. The Construction Official shall refuse a certificate of sale or rental until the owner shall provide an opportunity to conduct the above inspections. Inspections by the Construction Official, the Board of Health and the Fire Prevention Officer shall be made in order to determine whether the condition of the premises in question complies with applicable ordinances and codes of the Borough. The Construction Official is authorized to withhold a certificate of sale or rental until such compliance is obtained.
- B. The applicant shall pay to the Borough a fee in the amount as provided in Chapter 275, Fees, for the issuance of a certificate of sale or rental pursuant to Subsection A above.
- C. Fees for such inspections shall be provided by this chapter for all building inspections, provided, however, that if inspection for re-occupancy is made within one year of a previous inspection, the fee for such re-inspection shall be half of the normal rate.
- D. The certificate of sale or rental for commercial and industrial buildings shall not be valid unless it is signed by the Fire Prevention Officer, in addition to such other signatures otherwise required by ordinances and the codes of the Borough.
- E. The certificate of sale or rental shall not be issued by the Construction Official unless there is compliance with Chapter 411, Numbering of Buildings.
- F. The Construction Official shall inspect the premises to determine if the property complies substantially with the requirements of this chapter and as to whether or not there are any apparent construction code violations.
- G. The issuance of a certificate of sale or rental shall not constitute any representation(s) as to any violations which are not apparent.
- H. The certificate sale or rental shall not constitute any representation(s) as to the strength, durability, quality of life or any equipment or component in the structure.
- I. In the event that the Construction Official finds any violations, he/she will note them on the certificate of sale or rental and will notify the person requesting said certificate as well as the owner of the premises.
- J. The certificate of sale or rental shall contain language reflecting the limitations in this chapter.

SECTION 2

If any section, subsection, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect

the remaining portions of the Ordinance.

SECTION 3

This ordinance shall take effect immediately upon final passage as required by law.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the above ordinance was introduced and passed first reading at the Regular Meeting of the Mayor and Council of the Borough of North Haledon on January 18, 2023, and will be considered for final passage after public hearing at the Regular Meeting of the Mayor and Council to be held on February 15, 2023 at the Municipal Bldg., 103 Overlook Ave., North Haledon, NJ at 7:30 p.m., or shortly thereafter at which time anyone interested therein or affected thereby will be given an opportunity to be heard

Notice is hereby given that the above ordinance passed its second and final reading at the Regular Meeting of the Mayor and Board of Council of the Borough of North Haledon which was held on February 15, 2023 at 103 Overlook Avenue, North Haledon, NJ 07508, and is hereby declared a passed ordinance in accordance with law.

Randy George, Mayor

Passed first reading on
January 18, 2023

Passed second and final reading
February 15, 2023

Renate Elatab
Municipal Clerk

Renate Elatab
Municipal Clerk