

TOWNSHIP OF SPRINGFIELD

ORDINANCE NO. 2024-06

**AN ORDINANCE AMENDING CHAPTER 67 OF THE REVISED
GENERAL ORDINANCES OF THE TOWNSHIP OF SPRINGFIELD TO
REVISE THE APPLICABILITY OF A CERTIFICATE OF OCCUPANCY**

WHEREAS, Chapter 67 of the Revised General Ordinances of the Township of Springfield requires that an owner, agent or broker obtain a certificate of occupancy from the Construction Code Official prior to selling, transferring or granting any dwelling unit or premises on which a building is located and used for human occupancy; and

WHEREAS, the UCC advises that a certificate of occupancy is issued for a new building, a reconstructed building, a building with an addition, and a building undergoing a change in use; and

WHEREAS, the Township of Springfield wishes to revise Chapter 67 to be consistent with the UCC, N.J.A.C. § 5:23-2.23; and

NOW, THEREFORE, BE IT ORDAINED, by the Township of Springfield, County of Burlington, State of New Jersey, that the Code of Springfield Township, amends Chapter 67 of the Township Code to now read as follows (~~strikethroughs~~ indicate deletions, underlines indicate additions):

Section 1.

§ 67-1 Certificate Required

~~A. No owner, agent or broker shall sell, transfer or grant with right of occupancy, whether or not for consideration, any dwelling unit or premises on which a building is located and used for human occupancy unless a certificate of occupancy is first obtained from the Construction Code Official.~~

A. A building or structure hereafter erected, renovated or altered, reconstructed, extended, or undergoing a change in use shall not be used or occupied in whole or part until a form of certificate of occupancy shall have been issued by the construction official.

~~B. No vacant land or building shall hereafter be occupied or used or changed in use or occupancy, except for agricultural purposes, until a certificate of occupancy has been issued.~~

Section 2

Repealer, Severability and Effective Date.

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. This Ordinance shall take effect upon passage and publication according to law.

1st Reading: May 08, 2024

Council	Motion	2 nd	Ayes	Nays	Abstain	Absent
Mr. Eaton		X	X			
Mr. Hermesmann			X			
Mr. McDaniel			X			
Mr. Sobotka	X		X			
Mayor Frank			X			

2 Reading: Public Hearing: June 12, 2024

Council	Motion	2 nd	Ayes	Nays	Abstain	Absent
Mr. Eaton		X	X			
Mr. Hermesmann						X
Mr. McDaniel			X			
Mr. Sobotka	X		X			
Mayor Frank			X			

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of the ordinance that was introduced after first reading at a meeting of the Springfield Township Council held on May 08, 2024 and adopted after a public hearing at a meeting of the Springfield Township Council held on June 12, 2024.

Brandy C. Boyington, Township Clerk

