

**AN ORDINANCE OF THE TOWNSHIP OF NORTH BRUNSWICK AMENDING
CHAPTER 147-2 “CERTIFICATES OF OCCUPANCY AND
CERTIFICATES OF CONTINUED OCCUPANCY”**

BE IT ORDAINED, by the Township Council of the Township of North Brunswick, County of Middlesex and State of New Jersey that Chapter 147-2 “Certificates of Occupancy and Certificates of Continued Occupancy” is hereby amended and the sections below replaced as follows:

§ 147-2 Certificates of Occupancy and Certificates of Continued Occupancy.

- B. Certificate of Continued Occupancy Required. (CCO)
4. The Construction Official shall issue a residential Certificate of Continued Occupancy, provided that there are no violations of law or orders of the Construction Official, in consultation with the Zoning Officer, and it is established upon receipt of a notarized affidavit and investigation of available municipal records that the alleged use of the building or structure has lawfully existed. The certificate shall evidence only that a notarized affidavit has been received and accepted, and that no violations of N.J.A.C. 5:23-2.14, as amended (Construction Permits When Required), and N.J.A.C. 5:23-2.18, as amended (Required Inspections), have been determined to exist, no conditions of violation of N.J.A.C. 5:23-2.32, as amended (Unsafe Structures), or unsafe conditions have been identified and no violations of the Code of the Township of North Brunswick have been found to exist.
 5. If the Construction Official, as the result of a permit records search or a general inspection of visible parts of the structure, finds any violation as set forth in Subsection 4, he shall notify the owner of the violation in writing by mail, or by delivering the notice to the owner or his agent. The notice shall identify the premises and specify the violations and any remedial action, along with compliance date. The notice will require the owner to satisfy the violations, file any necessary permits as required, and state that failure to correct the violations within the time specified shall result in fines as prescribed in the Uniform Construction Code.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

BE IT FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, This Ordinance shall take effect upon passage and publication in accordance with applicable law.

TITLE

This Ordinance shall be known and may be cited as the Ordinance amending Chapter 147-2
“Certificates of Occupancy and Certificates of Continued Occupancy”

Michael C. Hritz
Director of Community Development

Justine Progebin
Business Administrator

Ronald Gordon, Esq.
Township Attorney (Approved legal form)

RECORDED VOTE FIRST READING: _____

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
MEHTA				
LOPEZ				
GUADAGNINO				
ANDREWS				
SOCIO				
DAVIS				
MAYOR WOMACK				

RECORDED VOTE SECOND READING: _____

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
MEHTA				
LOPEZ				
GUADAGNINO				
ANDREWS				
SOCIO				
DAVIS				
MAYOR WOMACK				

CERTIFICATION

I hereby certify that the above Ordinance was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on April 4, 2022.

Lisa Russo, Township Clerk

EFFECTIVE DATE

This Ordinance shall take effect upon passage and publication in accordance with applicable law.

- APPROVED
- REJECTED

Francis M. Womack III, Mayor
Township of North Brunswick

Date signed: _____, 2022