

Ordinance # 2011 - 3

An Ordinance of the Township Committee of the Township of Ocean, County of Ocean, State of New Jersey, Repealing Current Section 15.32.080 of the Township Code and Replacing Same With a New Chapter 15.32.080.

Be it ordained by the Township Committee of the Township of Ocean, County of Ocean, State of New Jersey as follows:

SECTION I.

Section 15.32.080 entitled "Inspections – Certificates of Occupancy and Re-Occupancy Required" is hereby repealed in its entirety.

SECTION II.

A new section designated as Section 15.32.080 entitled "Letters of No Interest for Re-sale of Single Family Dwelling or Individual Units of a Multi-Family Dwelling" is hereby established.

SECTION III.

Section 15.32.080A shall read as follows:

The Township, upon request, will issue a "Letter of No Interest" with regard to the sale and transfer of title of any single family dwelling or individual unit of a multi-family dwelling, thereby confirming that no new Certificate of Occupancy is needed or required by the Township for Resale of single family dwellings or single family units of

multi-family dwelling. The fee charged by the Township to provide a "Letter of No Interest" shall be \$50.00 and shall be payable upon request and before the issuance of the Letter of No Interest.

SECTION IV. Purpose:

The purpose of this Ordinance shall be to insure that there are no outstanding open permits of any type with respect to the subject property. In the event permits are outstanding, the Letter of No Interest shall not be provided until such time as said permits have been closed out.

SECTION V.

A Certificate of Occupancy and/or Re-occupancy shall be required for any other commercial building or any individual commercial unit within an existing commercial building whenever same shall be sold or rented, and such commercial building or unit shall not be occupied by the vendee, tenant, lessee or owner as the case may be, until such time as a Certificate of Re-Occupancy approval or Certificate of Occupancy approval has been obtained from Uniform Construction Code official or his or her agent, stating that the unit or building so described therein complies with their requirements of this chapter, all local ordinances and the New Jersey State Housing Code. The initial inspection fee or reinstatement fee shall be \$50.00.

SECTION VI.

In addition, any other commercial building or commercial unit within an existing building may be sold or rented in a "as is condition" despite the fact that certain

requirements of this Chapter have not been complied with. Under those circumstances a written notification, on a form to be adopted by the Uniform Construction Code Official, must be duly executed by the proposed purchaser indicating that the purchaser is purchasing the building in an "as is" condition, is aware of the requirements which must be met to comply with this chapter, and agrees to meet those requirements before occupying the subject premises.

SECTION VII. Severability:

If any section, subsection, clause, phrase, any ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION VIII. Effective date:

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Township Committee of the Township of Ocean on first reading at a meeting held on the 10th day of February, 2011. The Ordinance will be considered for second and final reading at a meeting of the Township Committee which is scheduled for the 14th day of April, 2011, at 7:30 p.m., or as soon thereafter as the matter may be reached, at the Municipal Building located at 50 Railroad Avenue, Waretown, New Jersey, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

March 10, 2011 - Tabled and carried to April 14, 2011

Diane Ambrosio, RMC
TOWNSHIP CLERK

DASTI, MURPHY
McGUCKIN, ULAKY,
CHERKOS & CONNORS
COUNSELLORS AT LAW
620 WEST LACEY ROAD
P.O. BOX 1057
FORKED RIVER, N.J. 08731