

ORDINANCE 2023:03

AN ORDINANCE TO AMEND SECTION 10-7.3 ENTITLED “CERTIFICATE OF OCCUPANCY” OF CHAPTER X OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF NEW MILFORD ENTITLED “BUILDING AND HOUSING”

BE IT ORDAINED by the Governing Body of the Borough of New Milford, in the County of Bergen and State of New Jersey, as follows:

Section 1. Section 10-7.3, "Certificate of Occupancy", shall be repealed and replaced as follows:

§ 10-7.3 Certificate of Occupancy Required.

- a. The Construction Official (and/or other appropriate designated department officials) shall not issue a certificate of occupancy for any building, structure or unit which does not conform to the state construction codes and provisions of this chapter, including but not limited to § 18-4.
- b. No residential premises located in the Zoning District A shall be sold or purchased without the issuance of a continuing certificate of occupancy.
- c. The seller or buyer of the premises about to be sold, or his respective agents, shall apply to the Construction Official for a certificate of occupancy and shall supply as necessary, information on said application all facts relating to the premises that the Construction Official and other Borough department officials deem necessary.
- d. The Construction Official (and/or other appropriate designated department officials) shall review same, within 10 days and shall either issue a continuing certificate of occupancy or a written statement of the reasons for denial of same.

Section 2. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 3. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.