

BOROUGH OF WOODLAND PARK

Department of Inspections

5 Brophy Lane, Woodland Park, NJ 07424

973-345-8100- Ext.103,224

Continued Certificate of Occupancy/Dwelling Certificate

Pursuant to Borough Ordinances 22-50.2 & 14.14

Residential Resale

Date: ___/___/___ Application File# _____

Block ___ Lot ___ Zone _____

Address of Property:

_____ Apt# _____ FL# _____

Current Property Owner

Name: _____

Address: _____

Phone# _____ Cell# _____

New Property Owner: _____

Current Address: _____

Phone#: _____ Cell#: _____

Please List all Occupant Information on the "Dwelling Certificate" -You must provide Photo I.D. of the Purchaser and all Occupants. You can provide a Birth Certificate or a Passport of the Children, Occupying each unit.

One- Family ___ | Two- Family ___ | Multi -Family ___ (# of Apts)

1- & 2- Family Fee: \$ 100.00 Fee: \$50 Per Unit

Owner/Agent Signature _____

Phone # : _____

For Office Use Only

Fee Paid \$ ___ Cash ___ Check ___ Date: _____

Received By: _____

Department Approvals:

Fire ___ Building ___ Zoning ___ DPW ___ Open Permits ___

Inspected By: _____

Borough of Woodland Park

Department of Inspections

Dwelling Certificate

Address: _____ Apt# _____ Fl# _____

Number of Adult Occupants _____

Husbands Name: _____

Wife's Name: _____

Single Adult's Name: _____

Relationship to Occupant(s) _____

Number of Children _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

We Certified that all Statements are true. I/We are aware that if any of the above Statements made by Me/Us are willfully false. We are subject to Legal Action.

Signature of Owner/Agent

Print Owner/Agent

Date: _____

WOODLAND PARK DEPT. OF INSPECTIONS
CERTIFICATE OF OCCUPANCY / DWELLING CERTIFICATE
PROCEDURES & FEES

Borough of Woodland Park Ordinance 22-5.2 requires a new Certificate of Occupancy on the resale of all non-residential buildings and on any change of tenant in an existing building. The cost for a "commercial" C.O. is \$.04 per sq. ft. of area to be rented or sold.

Borough of Woodland Park Ordinance 14-14 requires a new Certificate of Occupancy prior to the sale of all residential property and/or the rental of a residential home or apartment. The cost for a "residential" C.O. is as follows.

- 1.) Resale of a one- or two-family home - \$ 100.
- 2.) Rental of a single-family home or an individual apartment in a two-family home - \$ 50. per unit
- 3.) Resale or rental of a multi-family (3-family or more) - \$ 40. per unit

The following *information* must be provided to the Code Enforcement office when application is made for a residential certificate of occupancy:

- | | |
|---------|--|
| RESALE: | <ol style="list-style-type: none">1.) a photo I.D. of the buyer. If a corporation, a photo I.D. of the president. If a management company is used, the agent's photo I.D. must be provided.2.) a list of all tenants existing and/or proposed for every apartment must be provided along with a photo I.D. of the prime tenant for each apartment |
| RENTAL | <ol style="list-style-type: none">1.) a photo I.D. of all adult tenants and a non-photo I.D. of all minors must be provided |

Upon receipt of an application for a commercial certificate of occupancy an inspection shall be conducted by the Code Enforcement office and the Fire Official's office to determine compliance with Building and Fire Codes and local zoning criteria. A C.O. cannot be issued until both the Fire Official and Code Enforcement Official sign off on (approve) the premises.

For the resale of a one- or two-family dwelling, in addition to a certificate of occupancy, a smoke detector/carbon monoxide detector/fire extinguisher certificate must be obtained from the Fire Official's office. A certificate of occupancy cannot be issued unless and until the certification has been obtained and copy provided to the Code Enforcement office.

On the resale of a multi-family and/or the rental of an apartment in a multi-family, an inspection shall be conducted by the Code Enforcement office. Each apartment must be provided with a fire extinguisher, plus smoke detectors and carbon monoxide detectors (can be battery-operated) installed within 10 feet of all sleeping areas.

Pursuant to Borough of Woodland Park Ordinance 14-14, all property owners requesting a residential certificate of occupancy either for a resale or rental must have wireless water meter reading capabilities, if the home is serviced by the W. P. Water Co.

Property owners must coordinate with the Superintendent of the DPW and obtain a sign-off to be presented to the Code Enforcement office before a Certificate of Occupancy can be granted.

BOROUGH OF WOODLAND PARK
DEPARTMENT OF INSPECTIONS
5 BROPHY LANE, WOODLAND PARK, NJ 07424

CHECKLIST FOR CERTIFICATE OF OCCUPANCY

1. Make sure walkways are in good condition: not broken or lifted, as these can cause tripping conditions.
2. All exterior stairs are to be in good condition and must have handrails.
3. All roofs to be in good condition.
4. Gutters and leaders must be in good condition.
5. Paint should at least be in fair to good condition on exterior.
6. Repair all broken window glass.
7. Street number must be posted on or close to the door, regardless of where it might be posted elsewhere on the property.
8. All garbage and trash must have been removed from the property.
9. No unregistered vehicles or car parts can be stored on the property.
10. All overgrowth must have been cut back and cleaned up.
11. Smoke detectors must be on each level and within 10' of bedrooms.
12. Installed carbon monoxide detectors must be within 10' of bedrooms.
13. Fire extinguishers are required and must be in compliance with N.J. Div. of Fire Safety regulations.
14. All interior stairs must have handrails.
15. Installed dead bolt locks on exterior doors must have thumb latches on the inside (not a key lock).
16. Basement kitchens or bathrooms, installed without a building permit, must be removed.
17. Plumbing wastes and water supply lines must be in good condition and must not be leaking.
18. If you have sump pump, it must drain to the outside of the building and cannot be connected to the sewer line.
19. All heating equipment and hot water heaters must be vented into the chimney, and the sewer line must be sealed.
20. All water heaters, boilers and furnaces must be vented properly.
21. Extension tube on water heaters must go from relief valve to within 12" from the floor.
22. A "Licensed Professional" must certify that a septic system is functioning properly and is in compliance with all DEP requirements. ****Applies to "Resale" of property only.****

Borough of Woodland Park

Department of Public Works

JOHN PIETROWSKI, JR.

Superintendent



Passaic County, NJ

One Browertown Road
Woodland Park, NJ 07424
(973) 256-1264

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WOODLAND PARK WATER DEPARTMENT

WATER METER COMPLIANCE

APPLICATION

PER ORDINANCE 22-23

Homeowner Name: _____

Realtor Company: _____

Water Service Address: _____

Realtor Contact: _____

Homeowner Phone# _____

Realtor Phone# _____

Date Meter Install Needed by: _____

(DONOT ENTER ASAP)

This application MUST be submitted to the Water office (Mon-Fri, 8:30am to 4:30pm) located at 5 Brophy Lane, Woodland Park, NJ AT LEAST 2 WEEKS PRIOR to the closing date and/or any occupancy change.

Upon submission of this application, payment is secured for the cost of the meter upgrade, and an inspection of the curb box will be performed by the Department of Public Works (DPW). Upon installation, a Certification form for same will completed by the DPW.

OFFICE USE ONLY

ACCOUNT#: _____

CURRENT METER TYPE: _____

APPOINTMENT DATE: _____

METER COST: _____

BLOCK#: _____

LOT#: _____