

TOWNSHIP OF WALL

300c.5 Endorsement of Certificate of Occupancy for New Buildings, Structures or Uses

- 300C5.a No Certificate of Occupancy for a new building shall be endorsed unless the property owner has submitted to the Land Use Officer, at the time of a foundation inspection, a foundation location survey and, at the time the Certificate is being requested, a final Survey.
- 300C5.b In the case of development which has received site plan approval, no Certificate of Occupancy shall be endorsed until two (2) copies of a sealed as-built plan prepared by a licensed engineer, architect or land surveyor have been submitted and approved by the Land Use Officer and the Township Engineer. The as-built plan shall contain and certify the locations and elevations of all site improvements including but not limited to buildings, structures, utilities, curbing, sidewalks, pavement, striping, advertising and safety signage, grading and landscaping.
- 300C5.c A temporary Certificate of Occupancy may be issued for any structure, building use or development for which site plan approval has been obtained or for which development permits have been issued but for which not all improvements required by the approval or permit have been completed, provided that the Land Use Officer determines that the items to be completed are minor and incidental in nature and provided that the items have not been completed due to weather or other unforeseen circumstances.
- 300C5.d No permanent Certificate of Occupancy shall be issued until all required improvements have been installed in accordance with the provisions of this Chapter. A temporary Certificate of Occupancy may be issued to permit occupancy for a period not to exceed one year. If at the end of that period the required improvements have not been completed, the occupancy permit becomes null and void and the owner may be subject to the penalties herein defined by this Chapter.
- 300C5.e In the case of a development which required and obtained site plan] approval, no temporary Certificate of Occupancy shall be issued until the following is submitted to the Land Use Officer.
- (1) The property owner shall supply a written, signed and sealed estimate prepared by a licensed professional engineer itemizing and totaling the cost to complete all site improvements.
 - (2) A performance guarantee in the amount of 120 percent of the estimate, no less than 10 percent of which shall be in the form of cash and the remainder in the form of a letter of credit or surety bonds subject to approval by the Township Attorney.
 - (3) A signed and notarized escrow agreement on a form prepared by the Land Use Officer.
- 300C5.f Scope of Certificate of Occupancy: The Certificate of Occupancy shall contain sufficient information as to the extent and kind of use or uses such that any future investigation of the premises would disclose the extent to which a use was altered. It shall also indicate whether such use is a permitted or nonconforming use and the extent to which the

use does not conform to the provisions of this Chapter.

- 300C5.g Improvements Required: No permanent Certificate of Occupancy shall be issued until all required improvements have been installed in accordance with the provisions of this Chapter. A temporary Certificate of Occupancy may be issued to permit occupancy for a period not to exceed one year. If at the end of that period the required improvements have not been completed, the occupancy permit becomes null and void and the owner may be subject to the penalties herein defined by this Chapter.
- 300C5.h Special Obligations of Condominium and Cluster Subdivision Homeowners: For individual properties which have an interest in lands held in common by a homeowners or condominium association or similar entity, no certificate of occupancy shall be issued for a change in ownership until a deed of conveyance including language acknowledging the individual property owner's obligation for ownership and maintenance of these common lands and / or improvements to be held in common and for membership in the particular association is submitted and approved by the Township of Wall.