

Borough of Teterboro
Ordinance No. 638
Revisions to Ordinances For Issuance of
Certificates of Occupancy

Ch 185 Zoning

§ 185-12 Commencement of Occupancy.

[Amended 3-12-2019 by Ord. No. 598]

No Certificate of Occupancy shall issue pursuant to Ch 75, Section 1, et seq of the Code of the Borough of Teterboro for any structure or addition thereto constructed, altered, moved, remodeled or reconstructed after the effective date of this chapter, nor shall the same be occupied or used for any purpose; nor shall any land vacant on the effective date of this chapter be used for any purpose, or any land or structure reoccupied or changed to any other use, and no occupancy (except in residential dwelling units) shall be changed unless application is first made therefore to the Construction Code Official pursuant to the terms hereof who shall certify that said proposal or modification or alteration will comply with the terms of the Land Use Ordinances of the Borough, and if said certification is denied, then the same shall be referred to the Borough of Teterboro Planning for review and the determination of such conditions as may be necessary for such certification and compliance with the regulations contained in the land use ordinances of the Borough.

§ 185-13 Application for Zoning Occupancy Certificate.

[Amended 7-13-1999 by Ord. No. 408; 3-12-2019 by Ord. No. 598]

Every application for an occupancy certificate shall be filed with the Borough of Teterboro Construction Code Official and shall contain the following information:

- A.** Information sufficient to show that all applicable building subcode requirements have been met.
- B.** Information sufficient to show that all applicable subdivision regulation requirements pertaining to the lot or lots containing the land or structure to be occupied have been met.
- C.** If a change in use or occupancy is proposed:
 - (1)** Block and lot number and municipality within which located.

(2) Information sufficient to ensure that a determination of whether the applicable environmental performance standards have and will be met can be made.

(3) A description of parking and loading facilities and traffic flow patterns.

(4) A description of all landscaping and screening on the site.

(5) A description of the drainage system on the site.

(6) A description of the former and proposed use.

(7) If a change in occupancy is proposed, a description of the former and proposed occupant.

D. If for the initial occupancy of a structure or addition thereto constructed, moved, remodeled or reconstructed: information sufficient to show that all applicable environmental performance standards will be complied with.

E. Such other information as may be reasonably required.

§ 185-14 Issuance of occupancy certificate.

[Amended 3-12-2019 by Ord. No. 598]

No occupancy certificate for a structure or addition thereto constructed, moved, remodeled or reconstructed after the effective date of these regulations shall be issued until such work has been completed and the premises and site inspected and certified by the Borough of Teterboro Construction Code Official to be in full and complete compliance with all applicable provisions of the Building Subcode and with all the subdivision regulation requirements¹ pertaining to the lot or lots containing the land or structure to be occupied, except as otherwise provided by § **185-19** and with all applicable provisions of the Building Subcode and with all the subdivision regulation requirements pertaining to the lot or lots containing the land or structure to be occupied, except as otherwise provided by § **185-19**. An application for an occupancy certificate shall be approved or disapproved within one week after the receipt of an application therefor.

[1]

*Editor's Note: See Ch. **165**, Subdivisions and Site Plans.*

§ 185-14.1 Zoning jurisdiction.

[Added 12-12-2017 by Ord. No. 581]

Sections **185-12** to **185-14** shall apply to all buildings and structures within the zoning jurisdiction of the Borough of Teterboro and not within the zoning jurisdiction of the New Jersey Sports and Exhibition Authority.

§ 185-14.2 Conditional certificate of zoning occupancy.

[Added 3-12-2019 by Ord. No. 598]

Notwithstanding the provisions of §§ 185-12 to 185-14, the Zoning Code/Zoning Officer is authorized to issue a conditional certificate of zoning occupancy (CCZO) to those applicants who certify that its use is substantially similar to an existing approved use within the same premises and apply to the Planning Board for a permanent zoning certificate of occupancy under § 185-12 within 30 days of issuance of the CCZO.

APPROVED BY: JOHN P. WATT
MAYOR

ATTESTED TO:
VIRGINIA A. ALCURI, RMC
MUNICIPAL CLERK

INTRODUCTION DATE: November 9, 2023
ADOPTION DATE: December 12, 2023

BOROUGH OF TETERBORO

MUNICIPAL BUILDING
510 ROUTE 46 WEST
TETERBORO, NEW JERSEY 07608

Virginia A. Alcuri, RMC, CMR
Municipal Clerk
Municipal Registrar

Tel: 201-288-1200
Fax: 201-288-3203

Graciela M. Ramirez, CMR
Deputy Municipal Clerk
Deputy Municipal Registrar

December 18, 2023

CERTIFIED MAIL: 7020 3160 0000 2893 6645

Mr. Joseph Baladi, P.E., P.P.
Bergen County Department of Planning & Engineering
One Bergen County Plaza, 4th Plaza
Hackensack, NJ 07601-7076


RE: ORDINANCES REVISIONS -

- 1. Ordinance No. 638 - Revisions to Ordinances for Issuance of Certificates of Occupancy**
- 2. Ordinance No. 639 - Revisions to Ordinances Establishing Fees and Escrow Deposits for Land Use Applications**

Dear Mr. Baladi:

Enclosed are the adopted ordinances as per above captioned along with copies of Resolution No. 23-92 and Resolution No. 23-93 accordingly for your information. Thank you.

Very truly yours,



Virginia A. Alcuri, R.M.C.
Municipal Clerk

VAA:gr

Cc: Carl Leppin, Construction Code

Encs.

**BOROUGH OF TETERBORO
RESOLUTION**

OFFERED BY: Councilman Watt

SECONDED BY: Councilman Ramirez

BE IT RESOLVED that an Ordinance No. 638 entitled:

**BOROUGH OF TETERBORO
ORDINANCE # 638**

**Revisions to Ordinances For Issuance of
Certificates of Occupancy**

be passed upon second and final reading and that the Municipal Clerk be and she is hereby authorized and directed to advertise the same according to law by publishing same by title only in THE RECORD.

I, VIRGINIA A. ALCURI, MUNICIPAL CLERK of THE BOROUGH OF TETERBORO, do hereby certify that the aforesaid is a true copy of the resolution adopted by the Mayor and Council at a Regular Meeting held December 12, 2023.



Virginia A. Alcuri, RMC
Municipal Clerk

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
MAYOR WATT	X			
COUNCILMAN STEIN	X			
COUNCILMAN RAMIREZ	X			
COUNCILMAN WATT	X			
COUNCILWOMAN EMDEN	X			