

**TOWNSHIP OF MANSFIELD  
COUNTY OF BURLINGTON**

**ORDINANCE NO. 2017-17**

**AN ORDINANCE TO AMEND CHAPTER 12,  
ORDINANCE NO. 1964-4, ADOPTED 4-6-1964, AS  
AMENDED, WHICH ESTABLISHED IN AND FOR  
THE TOWNSHIP OF MANSFIELD CERTAIN  
STANDARDS AND REQUIREMENTS FOR THE  
ISSUANCE OF CERTIFICATES OF OCCUPANCY**

**WHEREAS**, the adoption of Ordinance No.1964, as amended established certain requirements for certificates of occupancy in the Township of Mansfield; and

**WHEREAS**, the requirements included registration requirements, inspections, occupancy standards and violations and penalties, as well as fees in connection with same; and

**WHEREAS**, recent concerns have arisen regarding the need for a continuing commercial certificate of occupancy in the Township, particularly when commercial property is either sold or leased to a new occupant; and

**WHEREAS**, the current ordinance does not provide for the need to acquire a continuing commercial certificate of occupancy when that property is either sold or leased to a new owner or tenant; and

:

**NOW THEREFORE BE IT ORDAINED AND ESTABLISHED**, by the Township of Mansfield in the County of Burlington and State of New Jersey that the following language will be added to Chapter 12.

**Chapter 12 will be amended to include the following;**

**“New Section 12-6 Application for a Continuing Commercial Certificate of Occupancy: Every Owner, Property Manager, Agent or Responsible Party must apply to the Township Zoning Office for a Continuing Certificate for the sale, transfer or change in occupancy for any existing Commercial Building.**

**New Section 12.7 Application and Registration: The applicant shall complete a Zoning Permit Application, (\$100.00) *non-refundable* application fee, and a Fire Safety Use Registration Form, “no fee,” The Zoning Official will review both forms and advise as to whether there is a use change requiring further action on the part of the Zoning Official. The applicant will also sign an affidavit stating that they agree to comply with all zoning, land use and safety requirements in effect.**

**New Section 12-8 Inspection If the Zoning Officer approves the permit, the Fire Prevention Office will do an inspection to ensure the new occupant and or use is compliant with the State of New Jersey Fire Safety Code**

**New Section 12-8-1 Uniform Fire Code Nothing contained herein shall alter the Owner, Property Manager, Agent or Responsible Party's obligation to fully comply with the Uniform Fire Code as referenced in Chapter 21A prior to any occupancy.**

**New Section 12-9 Penalties Failure of the Owner, Property Manager, Agent or Responsible Party to comply with the terms of this Chapter will result in a minimum fine of Five Hundred Dollars (\$500.00) for the first offense and a minimum fine of One Thousand Dollars (\$1,000.00) for every subsequent offense. Each other offense will carry a minimum fine of One Thousand Dollars (\$1,000.00). The Bureau of Fire Prevention will maintain a list that they will regularly audit to ensure compliance.**

**Severability.** Should any portion of this Ordinance be declared invalid or unenforceable by a Court of competent jurisdiction, the remaining portions shall remain valid and of full force and effect.

**Effective Date.** This Ordinance shall become effective upon adoption, approval by the Commissioner of the Transportation, and publication in accordance with law.

**LINDA SEMUS, RMC  
Municipal Clerk**

**Introduced: November 8, 2017**

**Adopted:**