

**BOROUGH OF ALLENDALE
COUNTY OF BERGEN
STATE OF NEW JERSEY**

ORDINANCE 15-24

**AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE
THE CODE OF THE BOROUGH OF ALLENDALE,
ZONING, CHAPTER 270-103(C)**


BE IT ORDAINED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that Chapter 270-103(C) be and hereby is amended, supplemented and revised in its entirety to read and provide as follows:


C. Certificate of compliance. No residential or nonresidential property may be changed in tenancy, use or ownership unless a certificate of compliance has been issued by the Borough Zoning Official on forms provided and the required fee paid for such inspection. The Zoning Official, or his designee, shall visually inspect the visible exterior parts of any residential or nonresidential property not more than 60 days prior to the change in any tenancy, use or ownership. The Zoning Official, with the approval of the Property Maintenance Official, shall issue a certificate of compliance, provided that there are no violations of law or orders of the Property Maintenance Official and Zoning Official pending and it is established after inspection and investigation of available municipal records that the use of the property has lawfully existed. The certificate shall also evidence that a general visual inspection of the visible exterior parts of the residential or nonresidential structure has been made and that no violations of any code of the Borough of Allendale have been found to exist with respect to such inspection. Except for a nonresidential structure, the certificate of compliance shall also establish that smoke detectors have been installed pursuant to Chapter 128.

Except as modified herein, all other provisions of Chapter 270 shall remain in full force and effect as previously adopted.

	Motion	Second	Yea	Nay	Absent	Abstain
Bernstein					✓	
Homan			✓			
McSwiggan		✓	✓			
Sasso			✓			
Strauch	✓		✓			
Wilczynski			✓			
White						

I hereby certify the above to be a true copy of an Ordinance adopted by the **Governing Body of the Borough of Allendale** on September 23, 2015


 Mayor Elizabeth White


 Anne Dodd, RMC
 Municipal Clerk