

BOROUGH OF MEDFORD LAKES

ORDINANCE NO. 475- 2001

**ORDINANCE OF THE BOROUGH OF MEDFORD LAKES
AMENDING ORDINANCE 74 REQUIRING INSPECTION
AND CERTIFICATE OF CONTINUING OCCUPANCY UPON
SALE OR TRANSFER OF REAL PROPERTY WITHIN THE
BOROUGH OF MEDFORD LAKES AND PROVIDING
PAYMENT OF INSPECTION FEES AND PENALTIES FOR
VIOLATIONS THEREOF**

WHEREAS, the reduction of the amount of extraneous flow to its sanitary sewer system is an important public concern and is necessary in order to comply with the New Jersey pollution discharge elimination system permit issued to the BOROUGH OF MEDFORD LAKES;

WHEREAS, a portion of this extraneous flow enters the sanitary sewer system via sump pumps, roof drains and other drainage devices connected directly or indirectly to the Borough's sanitary sewer system;

WHEREAS, an inspection of property is in the best interest of the BOROUGH OF MEDFORD LAKES, and said inspection is most conveniently done at the time of property transfers;

NOW, THEREFORE, IT IS ORDAINED by the Borough Council of the BOROUGH OF MEDFORD LAKES that:

SECTION 1 - PURPOSE:

The purpose of this Ordinance is to amend Ordinance No. 74 of the Borough Code, to provide for inspection of properties pertaining to extraneous flow, and for the issuance of CERTIFICATES OF CONTINUING OCCUPANCY upon the sale or transfer of all real property.

SECTION II - AMENDMENT:

Article 6, of Ordinance No. 74, entitled 'An Ordinance Amending An Ordinance of the Borough of Medford Lakes in the County of Burlington, New Jersey, Establishing A Sewer Department And Prescribing Charges, Rentals, Rules and Regulations Relating to The Use of the Sewerage System of Said Borough,' is hereby amended, by designating the language presently set forth in said Section as 6(a) and adding the following:

Section 6(b) Requirements, 'Certificate of Continuing Occupancy:'

1. Certificate of Continuing Occupancy is required upon any sale or transfer of property to ensure that extraneous flow is not entering the sanitary sewer system.

2. An inspection of said properties shall be conducted by employees of the Borough before a Certificate of

Continuing Occupancy is issued. It shall be the responsibility of the property owner to schedule an inspection with the appropriate representative of the Borough of Medford Lakes.

3. Should this inspection result in the discovery of sump pumps, roof drains, other drainage devices connected directly or indirectly to the Borough's sanitary sewer system and/or any other violation of this ordinance, the Certificate of Continuing Occupancy will not be issued.

4. A Certificate of Continuing Occupancy shall only be issued if extraneous flow connections are permanently removed from the Borough's sanitary sewer system in a manner approved by the appropriate representative of the BOROUGH OF MEDFORD LAKES, and any other violations corrected.

5. If conditions preclude the issuance of a Certificate of Continuing Occupancy, a cash bond in the amount of TWO THOUSAND DOLLARS (\$2,000.00), shall be posted with the Borough to guarantee the completion of said work. Upon the posting of the bond, the appropriate representative of the BOROUGH OF MEDFORD LAKES shall issue a temporary Certificate of Continuing Occupancy. The cash bond shall be released to the property owner upon inspection and approval

by the appropriate representative of the BOROUGH OF MEDFORD LAKES.

6. Property owners disconnecting sump pumps and other storm water drainage devices, as set forth in Section 3 above, from the sanitary sewer system, shall conform to the following standards:

(a) New sump pump or other drainage piping shall discharge its flow at least ten (10) feet from any structure which has a basement, cellar or crawl space to minimize infiltration into the buildings.

(b) New sump pumps or other drainage piping shall not discharge into a public street or storm sewer or basin without the permission of the Director of Public Works.

(c) New sump pump or other drainage piping shall not discharge water into any adjoining property.

(d) All sump pump, and other drainage piping, shall be directed such that it shall not adversely affect MEDFORD LAKES COLONY CLUB property, nor any streams or lakes. Property owners are encouraged to discharge water such that it shall percolate into soil, and not run directly into lakes, streams or public streets or trails.

7. A fee for the Certificate of Continuing Occupancy inspection shall be established by the Department of Public Works, which shall be approved by the governing body by Resolution. Said fee shall be noted on the tax search and collected at the time of closing.

SECTION III. - EFFECTIVE DATE.

This Ordinance shall be effective immediately upon passage and publication according to law.

TIMOTHY CASEY, MAYOR

ATTEST:

JULIE L. KEIZER, Borough Clerk

CONTINUING OCCUPANCY ML

ES:ORD:CERTIFICATE