



**TOWNSHIP OF ROCHELLE PARK
BUILDING DEPARTMENT**

151 West Passaic Street
Rochelle Park, New Jersey 07662
Tel: (201) 556-0520 • Fax: (201) 556-0523

Date: _____

Block: _____

Lot: _____

Name: _____

Address: _____

This is to certify that all property taxes due or delinquent have been paid on the above property.

Date: _____

Tax Collector
Township of Rochelle Park

This form is required for all resale certificates



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RESALE/CCO INSPECTION REQUIREMENTS

FEE: \$100.00 ***Make check payable to "Township of Rochelle Park"***

Payment must accompany application

- All inside stairs and exterior stairs with more than 3 risers must have railing.
- Vents for all gas appliances must be in good repair.
- The hot water heater must have an inspection sticker from the Township of Rochelle Park Building Department.
- GFCI receptacles are required within 5 feet of the sink in the kitchen and bathrooms.
- The house number must be visible near the front door and at least 3 ½ inches high.
- There can be no oil drippings from oil fired units.
- Oil tanks must be removed when not in use.
- A sump pump if installed MUST discharge outside and not into the sanitary sewer.
- Additions & Alterations less than 5 years old must have a valid permit on file in the Building Department,
- There are no visible safety issues.
- There are no open permits.

NOTE:

The CCO cannot be released until all items pass inspection.

Please allow adequate time between the inspection and the scheduled closing in case a re-inspection is required.

Property maintenance violations must be corrected before the CCO is released.

Chapter 161. STREETS AND SIDEWALKS

Article IV. Sidewalk Construction and Removal

§ 161-22 Sidewalk and curb construction responsibility.

- A. Duty of abutting landowner. The construction of curbs and sidewalks and all repair, alteration, relaying and maintaining of sidewalks and curbs are hereby declared to be the duty of the abutting landowner.
- B. Designation of public officer. The Construction Official or his designee is hereby designated as the public officer to exercise the powers prescribed by this section. The Construction Official or his designee and his office shall be responsible for the enforcement and implementation of this section. Upon inspection and determination by the Construction Official or his designee that the sidewalk and/or curb abutting lands owned by a landowner are in need of repair or replacement, the Construction Official or his designee shall issue a notice requiring replacement and/or repair of any deteriorated sidewalk or curb. Said notice shall provide the landowner with 30 days in which to repair and/or replace the sidewalk and curb specified by the Building Department. In the event that the abutting lands are unoccupied or the owner cannot be found within the Township, the notice shall be mailed, postage prepaid, to the owner's post office address if it can be ascertained. In the event that the abutting owner is a nonresident of the Township or his post office address cannot be ascertained, then the notice may be inserted once in the designated paper of general circulation in the Township.
- C. Performance by Township. In the event that the owners or occupant shall fail to comply with the requirements of the notice, the Township, upon filing proof of the services or publication of the aforesaid notice in the appropriate department of the Township, shall cause the required work to be done at its expense.
- D. Certification of costs. Upon performance of the required work by the Township pursuant to Subsection C, the cost of the work shall be certified to the Tax Assessor. Upon the filing of the certificate, the amount reflected therein shall become a lien upon the abutting lands to the same extent that assessments for local improvements are liens and shall be collected in the manner provided by law for collection of assessments, bearing interest at a like rate.
- E. Legal action. In the event that the owner shall default in the payment of an assessment, the Township may proceed against him in an action at law.
- F. Compliant. All work performed under the terms of this section shall be under the supervision and direction of the Construction Official or his designee, who shall have exclusive authority to inspect and approve replacement of sidewalks and/or curbs which have been ordered by the Construction Official or his designee.
- G. Certificate of continued occupancy. The Construction Official or his designee shall inspect sidewalks and curbs in conjunction with applications for certificates of continued occupancy issued upon resale of a residence or change in use application for commercial premises.