

**TOWNSHIP OF WYCKOFF
ORDINANCE #1884**

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WYCKOFF, CHAPTER 157, "SEWERS", TO REDUCE THE TIME PERIOD A PROPERTY OWNER HAS TO CONNECT TO AN AVAILABLE SANITARY SEWER AND TO REQUIRE CONNECTION TO SANITARY SEWERS WHEN A REAL PROPERTY TRANSFER OCCURS PRIOR TO OBTAINING A CERTIFICATE OF CONTINUED OCCUPANCY FOR SAID PROPERTY

BE IT ORDAINED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, Chapter 157. "Sewers", Part 1. Sewer Use. Article II. Required Use of Public Sewers is amended to read as follows:

SECTION 1. CHAPTER 157-5. Connection to Public Sewers Required: Exemption.

All owners of buildings situated in the Township of Wyckoff on premises abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sewer or Authority sewer is hereby required, at his own expense, to install suitable toilet facilities therein and to connect such facilities directly to the public sewer or Authority sewer in accordance with the provisions of Part 1 of this chapter within ~~one year~~ thirty (30) calendar days after the date of official notice requiring such action, unless specifically exempted by provisions of this Part 1.

SECTION 2. Chapter 157-6. Permitted Maintenance of Individual Sewage Disposal System: Change Requiring Sewer Connection.

- A. All owners of buildings situated within the Township of Wyckoff on premises abutting any street, alley or right-of-way, as designated in Wyckoff Ordinance No. 579, in which there is located a public sewer or Authority sewer installed prior to January 1, 1977, as part of Wyckoff pollution control system under contracts 1, 2, 4 and 7 of said system; and all owners of buildings situated within the Township of Wyckoff upon premises abutting any street, alley or right-of-way, designated in Wyckoff Ordinance No. 886, as part of Wyckoff pollution control system under Contract 15, and as designated in Wyckoff Ordinance No. 943, as part of Wyckoff pollution control system under Contract 22 of said system, who have an existing individual sewage disposal facility which is operating satisfactorily and constructed and maintained in accordance with local law, shall not be required to connect the toilet facilities therein directly to the public sewer or Authority sewer lines unless:
- (1) The individual sewage disposal facility requires substantial repair. The Wyckoff Board of Health shall determine on the basis of the public health and welfare whether any individual sewage disposal facility is in need of substantial repair. Pumping of such a facility shall be permitted at reasonable intervals, the frequency of which shall be determined by the Wyckoff Board of Health. No person shall pump or empty an individual sewage disposal system without first obtaining a permit from the Wyckoff Board of Health.
 - (2) There is a change of use, ownership, or occupancy of the building.

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- B. Upon the occurrence of the event stated in Subsection A(1) ~~or A(2)~~ above, the owner of the building is required, at his own expense, to connect the toilet facilities with the public sewer or Authority sewer in accordance with the provisions of this Part 1 of this chapter within ~~one year~~ thirty (30) calendar days after the date of official notice requiring such action.
- C. Upon the occurrence of an event stated in subsection A(2) above, including a real property transfer, the owner of the property shall abandon all subsurface sewage disposal systems and connect to Public or Sewer Authority Sanitary Sewer System if the property abuts any street, alley or right-of-way in which there is located a public sewer or Authority sewer. Said connection must be completed prior to obtaining a continued certificate of occupancy for the property.

SECTION 3. 157-8. Connection Option When More Than One Sewer Available.

All owners of buildings situated within the Township of Wyckoff on premises abutting on any street, alley or right-of-way in which there is located or may in the future be located two public sewers, including Authority sewers, one of which is within 150 feet of the building, shall have the option to connect to either sewer, provided such election is made within ~~30~~ thirty (30) calendar days after receiving written notification from the Township of Wyckoff, and such election may not be revoked without approval of the Township Committee of the Township of Wyckoff.

SECTION 4.

Except as hereby amended, all of the sections of Chapter 157, Sewers, shall remain in full effect.

SECTION 5.

This ordinance shall take effect upon final passage and publication as required by law.