

**55-121. IMPROVEMENTS REQUIRED PRIOR TO ISSUANCE OF
CERTIFICATE OF OCCUPANCY.**

- A. No certificate of occupancy shall be issued for any use or building involving the installation of utilities or street improvements, parking areas, buffer areas, storm drainage facilities, the alteration of the existing grade on a lot or the utilization of a new on-site well or sanitary disposal system unless the Township Engineer or other appropriate authority shall have, where applicable, certified to the following:
- (1) Utilities and drainage. All utilities, including but not limited to water, gas, storm drains, sanitary sewers, electric lines and street lighting and telephone lines shall have been properly installed, and service to the lot, building or use from such utilities shall be available.

- (2) Grading of street rights-of-way. All street rights-of-way necessary to provide access to the lot in question shall have been completely graded, and all slope-retaining devices or slope planting shall have been installed.
- (3) Sidewalks. All sidewalks necessary to provide access to the lot in question shall have been properly installed.
- (4) Curbing, parking areas and streets. Curbing, driveways, complete parking areas and the bituminous base course necessary to provide access to the proposed lot, building or use shall have been properly installed.
- (5) Roadway obstructions. All exposed obstructions in bituminous concrete streets, such as manhole frames, water boxes, gas boxes and the like, shall be protected by building to the top of such exposures with bituminous concrete as directed by the Township Engineer.
- (6) Buffer areas and grading of lots. The lot in question shall have been fully graded, all lot grading on adjacent areas affecting drainage on or across the lot in question shall be complete and all plantings and required buffer areas or fences shall have been provided or bounded in accordance with the requirements of an approved site plan or final plat, if any, or as required by the Township Engineer, to permit proper surface drainage and prevent erosion of the soils.
- (7) On-site wells. All on-site wells have been installed, tested and approved by the Township Board of Health.
- (8) On-site sanitary disposal systems. All on-site sanitary disposal systems shall have been

installed and approved by the Township Board of Health.

- (9) Public water supply. Where the proposed lot, building or use is served by a public water supply, said supply shall have been installed and tested, and all required fire hydrants or fire connections shall have been installed and tested and approved.
 - (10) Street signs and traffic control devices. All street signs and/or traffic control devices affecting the proposed lot, building or use and required under the terms of approval of a final plat or by Federal, State, county or municipal rules, regulations or laws shall have been installed.
 - (11) Other. Any other conditions established for issuance of a certificate of occupancy by the Board as a condition of final approval shall be complied with.
- B. This section shall be applicable to all subdivisions, site plans and all individual dwelling unit site disturbances.