

**RENTAL
INFORMATION**

**C/O INSPECTIONS (For Exterior and Lot
Structure ONLY) will be
CONDUCTED**

8:30AM TO 3:30PM

**ALL OPEN CONSTRUCTION
PERMITS MUST BE FINALIZED
BEFORE A C/O CAN BE
ISSUED.**

**A MINIMUM OF ONE BUSINESS
DAY IS REQUIRED TO PROCESS
C/O AFTER ALL PAPERWORK IS
TURNED IN.**

**Township Ordinance 63b-6 requires owner to
make all repairs 10 days from correction notice
date.**

REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE AND TWO FAMILY DWELLINGS

The Legislature amended and enacted P.L. 1991, c.92 (C.52:27D-198.1), requiring that all one and two family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

The requirements for the type and placement of the extinguishers are as follows:

- 1) At least one portable fire extinguisher shall be installed in all one and two family dwellings upon change of occupancy.
- 2) The extinguisher shall be listed, labeled, charged and operable.
- 3) Must be an "ABC" Type – No Larger than 10 lbs.; Must be mounted within 10 ft. of the Kitchen Area.
- 4) The hangars or brackets supplied by the manufacturer must be used.
- 5) The top of the extinguisher must not be more than 5 feet above the floor.
- 6) The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items.
- 7) The extinguisher must be near a room exit or travel path that provides an escape route to the exterior.
- 8) The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher, and
- 9) Lastly, the extinguisher must be installed with the operating instructions clearly visible.

WHERE TO LOCATE ALARMS: Alarms are to be located on every level of a residence (basement, 1st Floor, 2nd Floor) excluding crawl spaces and unfinished attics and in every separate sleeping area between sleep areas and living areas such as the kitchen, garage, basement and utility room. In homes with only one sleeping area on one floor, an alarm is to be placed in the hallway outside each sleeping area as shown in Figure 1. In single floor homes with two separate sleeping areas, two alarms are required, outside each sleeping area as shown in Figure 2. In multi-level homes, alarms are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level alarms are to be located in close proximity to the bottom of the basement stairwells as shown in Figure 4.

CARBON MONOXIDE ALARMS: Alarms are to be located in every separate sleeping area per NFPA 720 and manufacturers recommendations.

WHERE TO LOCATE FIRE EXTINGUISHERS:

Within 10 Feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufacturer's hanger or brackets. The extinguisher is listed, labeled, charged and operable. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months or seller must provide a recent proof of purchase receipt.

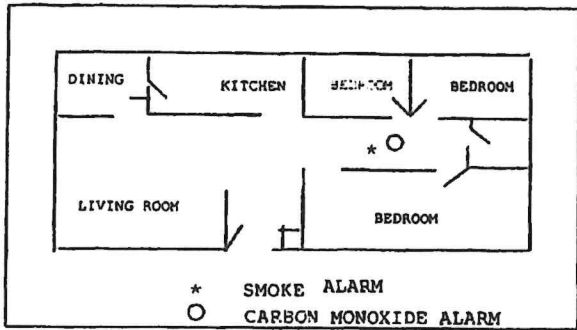


Figure 1

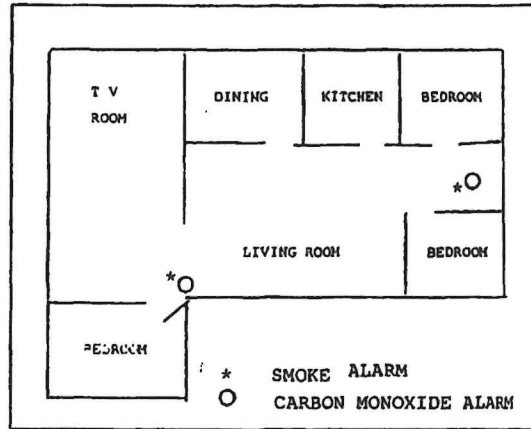


Figure 2

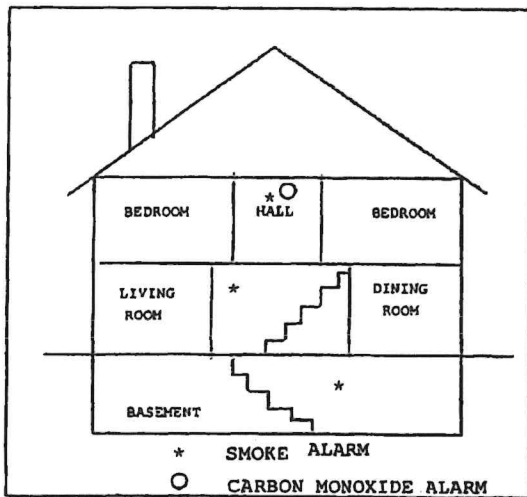


Figure 3

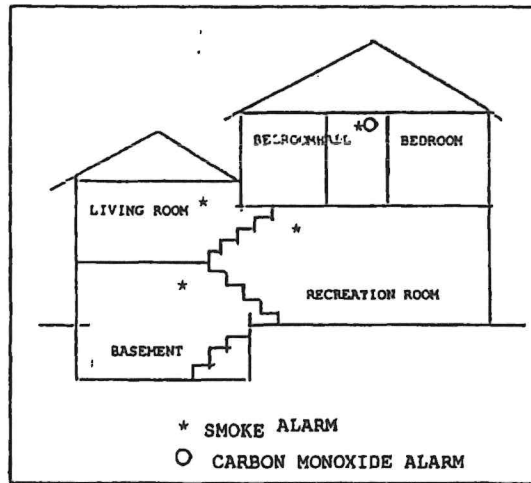


Figure 4

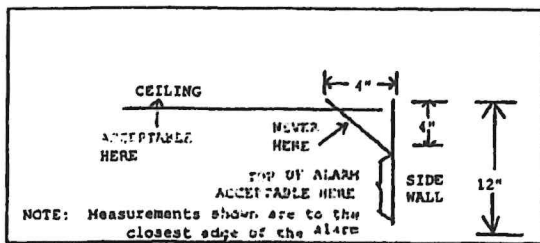


Figure 5



Barnegat Township

900 West Bay Avenue, Barnegat, New Jersey 08005

Tel 609.698.0080 Fax 609.698.7446

www.barnegat.net

**RENTAL
EXISTING STRUCTURE
CERTIFICATE OF OCCUPANCY**

CERT.# _____ ISSUE DATE _____ APPL.DATE _____

FEE \$100.00 PAID BY CASH _____ CHECK # _____

-----Office Use Above Only-----

OWNER(S) PERSONAL NAME: _____

OWNER(S) NAME/LLC: _____

BLOCK _____ LOT _____ TELEPHONE # _____

PROPERTY ADDRESS: _____

OF BEDROOMS _____ # OF ADULTS _____ # OF CHILDREN _____ TOTAL OCCUPANTS _____

OWNER'S ADDRESS: _____

OWNER'S EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE) - EMAIL: _____

AGENT'S NAME: _____

AGENT'S COMPANY: _____

AGENT'S CO. ADDRESS: _____

AGENT'S TELEPHONE #: _____ FAX# _____

THIS CERTIFICATE EVIDENCES THAT, WITH THE SPECIFIC EXCEPTION OF ITEMS BELOW, A GENERAL INSPECTION OF THE VISIBLE PARTS OF THE BUILDING HAS BEEN MADE AND NO IMMINENT HAZARD CONDITIONS EXIST WHICH WOULD PROCLUDE THE CONTINUED LEGAL USE OF THIS STRUCTURE.

This also certifies that the smoke detectors and the carbon monoxide detectors were working at the time of inspection.

FEES PAID:

Water _____
Sewer _____
Well _____
Septic _____

NJAC52:27D198.2 Smoke Alarm Compliance _____
NJAC1:30-4.3 Carbon Monoxide Compliance _____
NJAC52:27D-198.1 Fire Extinguisher Comp. _____

CODE ENFORCEMENT OFFICIAL

**APPLICATION AND CERTIFICATION IN LIEU OF INSPECTION FOR CERTIFICATE OF
SMOKE ALARM, CARBON MONOXIDE ALARM AND PORTABLE FIRE
EXTINGUISHER COMPLIANCE**

Dwelling Location: Block _____ Lot _____
(Not mailing address) Street _____
Municipality _____ County _____

***NOTE: ALL BOXES MUST BE CHECKED IN ORDER FOR CERTIFICATION TO BE VALID**

- Smoke alarm on each level of the dwelling, including basements, excluding attic or crawl space; and
- Smoke alarm and carbon monoxide alarm outside each separate sleeping area; within 10 feet of the bedrooms.
- All smoke alarms are in working order
- Carbon monoxide alarm(s) in working order
- Fire extinguisher is the correct size, is properly mounted and is located within 10 feet of the kitchen.

An inspection shall be conducted by the owner or authorized representative of the owner. The smoke alarms required above shall be located in accordance with NIFPA 74; the carbon monoxide alarm(s) installed as per NFPA 720.

I do hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are false, I will be subject to penalty.

Applicant Printed Name

Applicant Signature



Barnegat Township

900 West Bay Avenue, Barnegat, New Jersey 08005

Tel 609.698.0080 Fax 609.698.7446

www.barnegat.net

Mechanical Certification

All properties rented in Barnegat Township shall be inspected and certified before a Rental Certificate of Occupancy will be issued.

A certification of the Heating system, Hot water, Plumbing and Electrical systems must be received prior to issuance of the Rental C of O

Certification may be made by the owner, licensed contractor or home inspector.

Please complete below:

I, (print) _____, certify that the heating, hot water,

Plumbing and Electrical systems located at _____

Block _____ Lot _____

are in satisfactory and working condition. Date of certification _____

Certifier information

Name _____

Address _____

License # _____

Company Name _____

Signature _____

**CERTIFICATION IN LIEU OF INTERIOR
INSPECTION FOR RENTAL PROPERTY CERTIFICATION**

This certification applies solely to the interior of the dwelling. Barnegat Township will conduct an inspection to ensure that the exterior of the house, the property, all accessory buildings, structures, shed, fence, pool, hot tubs, decks, etc. are maintained in a clean, safe and satisfactory condition and in a manner that complies with all the applicable Barnegat Township Ordinances and provisions of the New Jersey Uniform Construction Code.

Dwelling Location: Block _____ Lot _____

(Not mailing address) Street _____

Municipality _____ County _____

***Note: ALL BOXES MUST BE CHECKED IN ORDER FOR CERTIFICATION TO BE VALID**

- An inspection of the premises has been conducted by the owner or an authorized representative of the owner.
- The interior is clean, safe, and free from any and all hazards and debris. All windows, doors or screens are operational, fit properly and have no holes.
- Any and all holes have been repaired and painted and are in an overall satisfactory condition.
- Any leaking pipes have been repaired.
- All electrical service equipment, such as cable, meter socket, panel and service mast, and all interior light fixtures are properly supported and secured. There are no exposed connections, missing outlets, switch plates, junction boxes and/or wiring that is not terminated in the proper junction box. There are no extension cords, nor will they be used or substituted for permanent wiring.
- Entry door deadbolts, if any are not keyed on the interior.
- Anti-tip devices are installed on kitchen range.
- Safety relief valves on water heaters and boilers are piped downward approximately 6" to the floor (not through the floor) with no reducers or threads on the bottom.
- Cold water is on the right side and hot water on the left side of all faucets and valves.
- All dryer exhaust vents are metallic flexible or rigid pipe, not thin foil or plastic.
- Exhaust fans in any bathrooms without a window are in functioning properly.
- All stairways are secure and, if applicable, have handrails and guardrails.
- I certify that there is no deteriorated paint, debris, dust or residue as per NJ Lead Safe Certificate Law P.L.2021,C.182
- I have provided Township with the Lead Safe Certificate for homes constructed prior to 1978 Ordinance 2023-4.

I do hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I will be subject to penalty.

Signature



Updated August 9, 2022

**LIST OF CERTIFIED LEAD EVALUATION CONTRACTORS
(PURSUANT TO N.J.A.C. 5:17)**

COMPANY NAME	CITY	STATE	ZIP	CONTACT	PHONE	CERT.#	SPECIALTY 1	SPECIALTY 2	SPECIALTY 3
I & B LEADMASTERS, LLC	LAKEWOOD	NJ	08701	GERSHON KAUFMAN	(732) 901-0222	429	RESIDENTIAL	PUBLIC BLDG	
L MOLLY COMPANY	FAIRFIELD	NJ	07004	DAVID SCHLOSSER	(862) 702-3311	271	RESIDENTIAL	PUBLIC BLDG	
LA COMPLETE PROPERTY SERVICES	NEWARK	NJ	07104	WILLIAM BARNES	(973) 902 - 8207	418	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LAA LEAD PROFESSIONALS	LAKEWOOD	NJ	08701	JOSEPH PERLSTEIN	(732) 668-9078	430	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LAA LEAD, ASBESTOS & MOLD	NORTH BRUNSWICK	NJ	08902	MATTHEW A. SCHROEDER	(732) 882-5741	409	RESIDENTIAL	PUBLIC BLDG	
ABSOLUTE JM SERVICES LLC	ORANGE	NJ	07050	JOHNMARY NWOFE	(862) 250-1925	681	RESIDENTIAL	PUBLIC BLDG	
ACCREDITED ENV. TECH.	MEDIA	PA	19063	ERIC SUTHERLAND	(610) 891-0114	599	RESIDENTIAL	PUBLIC BLDG	
ACER ASSOCIATES, LLC	WEST BERLIN	NJ	08091	J. SCOTT HORN	(856) 809-1202	493	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LECOM TECHNICAL SERVICES, INC.	CLAYTON	MO	63105	MARK T. CONNORS	(732) 672-7519	711			COMM/SS
UM ENVIRONMENTAL, LLC	EDGEWATER	NJ	07020	IGOR MARTIROSIAN	(201) 528-5047	693	RESIDENTIAL	PUBLIC BLDG	
ILC ENVIRONMENTAL	NEW YORK	NY	10001	JOSHUA P. SARETT	(212) 675-5544	497	RESIDENTIAL	PUBLIC BLDG	
AMERICAN ENV OF SOUTHERN NJ	BRIDGETON	NJ	08302	EDWARD RIVERA	(856) 451-1344	210	RESIDENTIAL	PUBLIC BLDG	
ITC GROUP SERVICES LLC	BURLINGTON	NJ	08016	BRIAN KEARNEY	(609) 386-8800	28	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ATLANTIC ENVIRONMENTAL	HOBOKEN	NJ	07030	JEFFEREY ANDERSON	(201) 876-9400	568	RESIDENTIAL	PUBLIC BLDG	
LAY HILL ENVIRONMENTAL LLC	CHERRY HILL	NJ	08002	WILLIAM P. O'DONNELL	(215) 284-0086	492	RESIDENTIAL	PUBLIC BLDG	
IGI RESOURCES INTL. CORP.	CHERRY HILL	NJ	08034	BASSEY AKPAN	(856) 888-2396	620	RESIDENTIAL	PUBLIC BLDG	
CRITERION LABORATORIES INC.	BENSALEM	PA	19020	JAMES A WELTZ	(215) 244-1300	103	RESIDENTIAL	PUBLIC BLDG	
MYRUS ENVIRO CONSULTANTS LLC	GALLOWAY	NJ	08205	ADAMA SIDIBE	(609) 652-5074	367	RESIDENTIAL	PUBLIC BLDG	COMM/SS
DETAIL ASSOCIATES INC.	ENGLEWOOD	NJ	07632	STEPHEN JARACZEWSKI	(201) 569-6708	686	RESIDENTIAL	PUBLIC BLDG	
WINAGO CORPORATION	NEWARK	NJ	07105	CARLOS GOMES	(973) 491-0877	700	RESIDENTIAL	PUBLIC BLDG	
IK ENVIRONMENTAL & CONSTR.	KISSIMMEE	FL	34747	DEBRA KOONITZ	(814) 243-1927	698	RESIDENTIAL	PUBLIC BLDG	
FI GLOBAL, INC.	TOTOWA	NJ	07512	PAUL W. SCHAEFER	(732) 629-7990	716	RESIDENTIAL	PUBLIC BLDG	COMM/SS
HS COMPLIANCE ASSOCIATES	SCOTCH PLAINS	NJ	07060	DANYELLA BROOKS	(908) 387-7744	680	RESIDENTIAL	PUBLIC BLDG	COMM/SS
EMPIRE ENVIRONMENTAL, LTD	MONTVILLE	NJ	07045	MICHAEL J. BOGGI	(973) 394-5641	690	RESIDENTIAL	PUBLIC BLDG	
NTECH ENGINEERING OF NJ	ISELIN	NJ	08830	MOHAMMAD ULLAH	(732) 781-0000	701	RESIDENTIAL	PUBLIC BLDG	COMM/SS
NV. TESTING CONSULTANTS, LLC	RUNNEMEDE	NJ	08078	TROY A. RAY	(856) 482-1311	395	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL CONNECTION, INC.	TRENTON	NJ	08608	STEVE MANIA	(609) 392-4200	200	RESIDENTIAL	PUBLIC BLDG	
ENVIRONMENTAL DESIGN INC.	PENNSAUKEN	NJ	08109	JAY MURRAY	(856) 616-9516	552	RESIDENTIAL	PUBLIC BLDG	
ENVIRONMENTAL HEALTH INVEST.	SPARTA	NJ	07871	WILLIAM S KERBEL	(973) 729-5649	388	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL LOGIC, LLC	LAWRENCEVILLE	NJ	08648	KEVIN LOVELY	(609) 910-0720	702	RESIDENTIAL	PUBLIC BLDG	
ENVIRONMENTAL TACTICS INC.	MATAWAN	NJ	07747	TOM P. GEIGER	(732) 290-2217	70	RESIDENTIAL	PUBLIC BLDG	COMM/SS

ORDINANCE NO. 2023--4

**AN ORDINANCE OF THE TOWNSHIP OF
BARNEGAT, COUNTY OF OCEAN AND STATE OF
NEW JERSEY AMENDING AND SUPPLEMENTING
CHAPTER 63B-1B OF THE TOWNSHIP CODE
ENTITLED "RENTAL INSPECTION REQUIRED
UPON INITIAL OCCUPANCY OR
CHANGE OF OCCUPANCY"**

NOW THEREFORE BE IT ORDAINED by the Mayor and Township Committee of the Township of Barnegat, County of Ocean, and State of New Jersey that Chapter 63B-1B of the Township Code entitled "Rental Inspection Required Upon Initial Occupancy or Change of Occupancy" shall be amended and supplemented as follows:

SECTION 1.

§63B-1. Rental inspection required upon initial occupancy or change of occupancy. [Amended 2-18-97 by Ord. No. 1997-3; 9-7-2021 by Ord. No. 2021-17]

A. Unchanged.

B. In lieu of interior inspection, except for that required under Section C below, property owners may file the following notarized affidavits on forms that shall be provided by the Construction Code Official certifying that:

(1) Unchanged.

(2) Unchanged.

C. Per New Jersey's Lead Safe Certificate Law (P.L. 2021, C. 182), any rental unit constructed prior to 1978 requires an inspection to check for deteriorated paint, debris, dust or residue. Each rental unit must receive a lead safe certificate upon each rental turnover (change of tenancy) or every 3 years, whichever comes first. A lead safe certificate is valid for 2 years and if the change in tenancy occurs prior to the expiration

DASTI & ASSOCIATES
ATTORNEYS AT LAW

310 Lacey Road
P.O. Box 779
Forked River, NJ 08731

of the certificate an inspection is not required. The initial inspection for all rental units must take place before July 31, 2024.

If a lead paint inspection fails, the owner/landlord must remediate the issues noted in the inspection report within 30 days. Failure to do so will result in the issuance of a notice of violation and penalty in accordance with Section 63B-7.

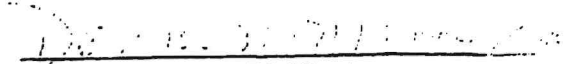
SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Barnegat on the 1st day of January 2023, and will be considered for second and final passage at a meeting of the Township Committee to be held on the 7th day of February, 2023, at 10:00 AM at the Municipal Building located at 900 West Bay Avenue, Barnegat, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.


Donna M. Manno, RMC
Municipal Clerk

DASTI & ASSOCATES
ATTORNEYS AT LAW

310 Lacey Road
P.O. Box 779
Forked River, NJ 08731

Township of Barnegat

COUNTY OF OCEAN

900 WEST BAY AVENUE
BARNEGAT, NEW JERSEY 08005-1298
Email: clerk@barnegat.net



MUNICIPAL OFFICES: (609) 698-0080
FAX #: (609) 698-7980
Visit Our Website: www.barnegat.net

APP.COM | THURSDAY, JANUARY 12, 2023

Notice is hereby given that Ordinance 2023-4, An Ordinance of the Township of Barnegat, County of Ocean State of New Jersey Amending and Supplementing Various sections of Chapter 53B-18 of the Township Code Entitled "Rental Inspection Required upon Initial Occupancy or Change of Occupancy" was passed by the Township Committee on first reading at a meeting held on January 4, 2023. The Ordinance will be considered for second and final reading at a meeting of the Township Committee which is scheduled for February 7, 2023 at 10:00 a.m., or as soon thereafter as the matter may be reached, at the Municipal Building located at 900 W. Bay Avenue, Barnegat, NJ, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance. Copies of this Ordinance are available free of charge at the Municipal Clerk's Office. Submitted by Donna M. Mannu, RMC
(510.23)

CO25212.0021



BARNEGAT TOWNSHIP

Clerk's Office ___
Construction Office ___
Property Owner ___
(Completed by Office Personnel)

900 WEST BAY AVENUE
BARNEGAT, NEW JERSEY 08005-1298
Email: clerk@barnegat.net

MUNICIPAL OFFICES: (609) 698-0080
FAX: (609) 698-7980
Visit Our Website: www.barnegat.net

TRUTH IN RENTING – LANDLORD TENANT STATEMENT

STATEMENT REQUIRED BY P.L. 1974 – CHAPTER 50

**ALL HOMES BUILT IN 1978 AND PRIOR MUST HAVE A LEAD CERTIFICATION
PER STATE STATUTE NJSA52:27D437.16**

*******PLEASE TYPE OR PRINT CLEARLY*******

All questions A-G must be filled out completely and **Property Owner MUST SIGN**

A: RENTAL PROPERTY: *Each adult tenant must be clearly named*

TENANT NAME: _____

RENTAL PROPERTY ADDRESS: _____

YEAR HOUSE WAS BUILT: _____ BLOCK _____ LOT _____ **(Must be filled in)**

B: PROPERTY OWNER OF RECORD:

PERSONAL NAME: _____

CORPORATION NAME: _____

ADDRESS: _____
(No Post Office Boxes)

PHONE #: DAY _____ EVENING _____

EMAIL: _____

C: PERSON AUTHORIZED TO ACCEPT SERVICE OF PROPERTY:

PERSON TO RECEIVE LEGAL NOTICES- **(MUST BE OCEAN COUNTY RESIDENT)**

NAME: _____ PHONE# _____

ADDRESS: _____
(No Post Office Boxes)

D: WHAT TYPE OF HEATING IS USED FOR RENTAL PROPERTY

ELECTRIC: _____ **GAS:** _____ **OIL:** _____

IF OIL-LIST OIL PROVIDER NAME: _____

E: PERSON RESPONSIBLE FOR REGULAR MAINTENANCE:

NAME: _____ **PHONE#** _____

ADDRESS: _____
(No Post Office Boxes)

F: MANAGING AGENT – IN CASE OF EMERGENCY:

NAME: _____ **PHONE#** _____

ADDRESS: _____
(No Post Office Boxes)

G: MORTGAGE COMPANY NAME & ADDRESS: (If NO Mortgage, write None)

NAME: _____

ADDRESS: _____

I understand that Each and Every New Tenant Change will need a New Rental C.O. with a Landlord Tenant Statement (Per Township Code 63B-1)

SIGNATURE OF PROPERTY OWNER: _____

DATE: _____

Clerk will not sign form if any section is left blank or incomplete.

I, DONNA M. MANNO, MUNICIPAL CLERK OF THE TOWNSHIP OF BARNEGAT, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACKNOWLEDGE RECEIPT OF THIS LANDLORD TENANT STATEMENT THIS _____ DAY OF _____, 202__.

**DONNA M. MANNO, RMC
MUNICIPAL CLERK**