

Explanation: This Ordinance amends Chapter XV entitled "Land Use Procedures and Development Ordinance of the Township of Warren" by amending Section 15.6-11 entitled "Post-Approval Compliance" for subsurface sewage system and/or nonpublic water system.

**TOWNSHIP OF WARREN  
ORDINANCE NO. 2017-08**

**AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, and STATE OF NEW JERSEY, TO AMEND SECTION 15.6-11 ENTITLED "POST-APPROVAL COMPLIANCE" OF CHAPTER XV ENTITLED "LAND USE PROCEDURES AND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF WARREN"**

**BE IT ORDAINED** by the Mayor and Township Committee of the Township of Warren, in the County of Somerset and State of New Jersey as follows:

**SECTION 1.** Section 15.6-11 entitled "Post-Approval Compliance" of Chapter XV entitled "Land Use Procedures and Development Ordinance of the Township of Warren" is hereby deleted in its entirety and amended to read as follows:

**15.6-11 Post-Approval Compliance**

a. Notwithstanding anything in the contrary contained in 15-6.1 through 15-6.10, a certification and/or waiver from the Warren Township Sewerage Authority shall be a condition precedent to the issuance of any and all building and/or construction permits under Chapter 8.

b. After the effective date of this Ordinance, pursuant to N.J.S.A. 58:11-23, no installation or erection of an individual subsurface sewage disposal system and/or nonpublic water system shall be commenced or made in any realty improvement not served by an approved water supply and an approved sewerage system in the Township unless a certification as required by N.J.S.A. 58:11-25 has been issued by the Board of Health. The words and phrases used in this section shall be as defined in N.J.S.A. 58:11-24.

c. A certification by the board of health for any realty improvement as set forth in b. above, or for any variation from the provisions of the Standards for Individual Subsurface Sewage Disposal Systems, Chapter BH:IV of the Warren Township Board of Health Ordinances, shall be a condition precedent to the issuance of any and all building and/or construction permits under Chapter 8.

d. The certifications or waivers required by paragraphs a. and b. above shall be submitted to the Construction Code Official prior to the issuance of any and all building and/or construction permits.

e. Notwithstanding anything to the contrary set forth in this Ordinance, a formal application shall be made to the Health Department.

**SECTION 2.** This Ordinance shall be interpreted so as not to conflict with any provision of New Jersey or Federal law. The provisions of this Ordinance shall be in conjunction with, and not in substitution for, all other applicable zoning, planning and land use regulations.

**SECTION 3.** After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Warren for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Committee, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

**SECTION 4.** All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed as to such inconsistencies.

**SECTION 5.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any 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 thereof.

**SECTION 6.** This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Somerset County Planning Board pursuant to N.J.S.A. 40:55D-16.

ATTEST:

WARREN TOWNSHIP COMMITTEE



Cathy Reese, RMC  
Township Clerk

By: 

Carolann Garafola, Mayor

INTRODUCED      APRIL 19, 2017

ADOPTED         MAY 18, 2017

EFFECTIVE        MAY 25, 2017