

Section 502 Certificate of Occupancy

- A. The following shall be unlawful until a Certificate of Occupancy shall have been applied for and issued by the Township.
 - 1. Initial occupancy and use of a newly permitted building or any change in use of an existing building.
 - 2. Occupancy and use of any change in the use of the land.
 - 3. Any change in the use of Nonconforming Uses.
- B. No Certificate of Occupancy shall be issued for any Conditional Use of a building or of land requiring Conditional Use approval by the Supervisors or for any land or use requiring Site Plan approval by the Supervisors unless and until such Conditional Use or Site Plan approval has been duly granted. Every Certificate of Occupancy for which Conditional Use or Site Plan approval has been granted or in connection with which a variance has been granted by the Zoning Hearing Board shall contain a detailed statement of any condition to which the same is subject.
- C. Application for a Certificate of Occupancy for a newly permitted building shall be made on a form furnished by the Township after the erection of such building or part thereof has been completed in conformity with the provisions of This Ordinance and has been inspected for conformity by the Zoning Officer. In the case of a new building, the Zoning Officer may require an accurate plot plan, or if not available, a survey prepared by a licensed land surveyor or engineer showing the location of all buildings as built.
- D. If the proposed use is in conformity with the provisions of This Ordinance and of all other applicable Township codes and ordinances, a Certificate of Occupancy for the use of any building or vacant land or for a change of use of a Nonconforming Use, shall be issued by the Township within fifteen (15) days after receipt of a properly completed application. If a Certificate of Occupancy is denied, the Township shall state the reasons in writing to the applicant.
- E. In regard to those uses that are subject to the Performance Standards Procedure, the following requirements shall also apply:
 - 1. Any normal replacement or addition of equipment and machinery not affecting the operations or the degree or nature of dangerous and objectionable elements emitted shall not be considered a change in use;
 - 2. After occupancy, if there occurs continuous or frequent, even though intermittent, violations of the Performance Standards and other provisions for a period of five (5) days, without bona fide and immediate corrective work, the Township shall suspend or revoke the occupancy permit of the use and

operation shall immediately cease until it is able to operate in accordance with these regulations, at which time the occupancy permit shall be reinstated.

3. The Township shall investigate any alleged violation of Performance Standards, and if there are reasonable grounds to believe that a violation exists, the Township shall investigate the alleged violation, and for such investigation may employ qualified experts.
 4. A copy of said findings shall be forwarded to the Township Supervisors. The services of any qualified experts employed by the Township to advise in establishing a violation shall be paid for by the violator, if it shall be determined that a violation is proved, and otherwise by the Township. No new Certificate of Occupancy shall be issued unless such charges have been paid to the Township.
- F. A Certificate of Occupancy shall be required for initial occupancy and the use of the building or land to which it applies.
- G. Upon written request and proof by the owner, the Township shall, after inspection, issue a Certificate of Occupancy for any building or use thereof or of land existing at the time of the adoption of This Ordinance, certifying such use and whether or not the same building conforms to the provisions of This Ordinance.