

**ORDINANCE**  
**Borough of Peapack & Gladstone**  
**County of Somerset**  
**State of New Jersey**

**NUMBER: 2017-1035**

**MEETING DATE: March 28, 2017**

**Introduced: February 14, 2017**

**Public Hearing: March 28, 2017**

**Amend Chapter XI Building and Housing Adding Section 11-1.8**

**WHEREAS**, there is currently no provision in Borough Code regarding the demolition of a structure connected to the Borough's sanitary sewer system, and

**WHEREAS**, Mayor and Council wish to provide guidance for the demolition of structures which are connected to the Borough Sewer system.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Peapack & Gladstone, in the County of Somerset and the State of New Jersey, hereby adds Section 1.8 to Chapter XI to read:

**11-1.8 Demolition of a Structure Served by the Borough Sewer System**

- a. At the time of obtaining a demolition permit for a residential structure or commercial structure connected to the Borough Sewer system the owner of the property shall indicate their desire to remain "connected" or to "disconnect" from the Borough sewer system.
- b. Property Owners that remain "connected" to the sewer system reserve their sewer capacity for the structure or structures that were on the property, and shall continue to pay the annual service charge as calculated by Borough Code under the provisions of Chapter XVII.
- c. Property Owners that wish to "disconnect" from the Borough Sewer system shall relinquish all sewer capacity associated with the subject property, and shall not have to pay an annual service charge once the Construction Official certifies the completion of the project.
- d. Disconnected properties shall have the final sewer bill prorated from the time of last billing to the date of issuance of the completion report by the Construction Official.
- e. Owners of Disconnected Properties who later decide to connect to the sewer system shall be considered a new sewer user as if there was never a sewer connection and shall be required to follow all rules and regulations to make a new sewer connection whether or not a sewer lateral still remains on the property.
- f. Property Owners that wish to "disconnect" from the Borough Sewer system shall properly decommission and abandon the existing sewer lateral and building sewer in accordance with applicable Borough ordinances and/or building codes. Plans for the proposed decommissioning and removal of the existing sewer pipes and appurtenances shall be submitted for approval to the Construction Official for those portions of the work subject to building codes, and to the Borough Engineer for those portions of the work under the control of the Sewer Department.

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William Muller  
 Mayor

***Motion and Second to Open Public Hearing Ordinance 2017-1035***

Motion	Councilman Suriano					Second:	Councilman Corigliano						
Vote							Y=Yes; N=No; A=Abstain/Absent						
Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	

***Motion and Second to Close Public Hearing Ordinance 2017-1035***

Motion	Councilman Suriano					Second:	Councilman Corigliano						
Vote							Y=Yes; N=No; A=Abstain/Absent						
Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	

***Motion and Second to Adopt Ordinance 2017-1035.***

Motion	Councilman Suriano					Second:	Councilman Simpson						
Vote							Y=Yes; N=No; A=Abstain/Absent						
Caminiti	Y	Corigliano	Y	Lemma	Y	Simpson	Y	Smith	Y	Suriano	Y	Mayor Muller	

**CERTIFICATION**

I, John Gregory, Borough Clerk do hereby certify that the foregoing is a true copy of a ordinance introduction adopted by the Mayor and Council of the Borough of Peapack & Gladstone at a meeting noted above.  
 IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body.

**ATTEST:**



John Gregory, RMC, CMR, CMFO, CTC, QPA  
 Municipal Clerk