



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldwpnj.com>

Meeting: 05/19/25 07:00 PM

2025 ORDINANCE AMENDMENT

Ord 25 13

AN ORDINANCE TO AMEND CHAPTER 239, "FIRE PREVENTION AND PROTECTION", ARTICLE III, "LOCAL ENFORCEMENT OF STATE UNIFORM CODE" WITHIN THE CODE OF THE TOWNSHIP OF BLOOMFIELD

BE IT ORDAINED, by the Mayor and Council of the Township of Bloomfield, County of Essex, State of New Jersey, as follows:

Section 1. Chapter 239, "Fire Prevention and Protection", ARTICLE III, "Local Enforcement of State Uniform Code" within the Code of the Township of Bloomfield, County of Essex, State of New Jersey, is hereby amended and the following sections shall read as follows:

§ 239-30. Inspections.

A. The fee for the fire safety inspections shall be \$75.

§ 239-37. Residential smoke alarms; carbon monoxide detectors.

A. Devices required.

(1) All devices required under the Uniform Fire Code, N.J.A.C. 5:70-1 et seq., shall be required.

B. Change of occupancy.

(1) In any case where a change of occupancy of any building subject to the requirements of Subsection A of this section is subject to the issuance of a certificate of compliance or other documentary certification relating to safety, no such certificate shall be issued until the Fire Prevention Bureau has determined that the building is equipped with an alarm device or devices and tested to ensure that the device or devices are functioning correctly as required by Subsection A of this section.

(2) In the case of a change of occupancy of any building subject to the requirements of Subsection A of this section to which the provisions of Subsection B(1) of this section do not apply, no owner shall sell, lease or otherwise permit occupancy for residential purposes of that building without first obtaining from the local enforcing agency, the Bloomfield Fire Department, Bureau of Fire Prevention, a certificate evidencing compliance with requirements of this section.

C. No such certificate shall be issued until a Fire Inspector from the Fire Department, Bureau of Fire Prevention, responsible for issuance has determined that the building is equipped with an alarm device or devices which are functioning correctly, as required by Subsection A of this section. To obtain a fire safety certificate evidencing compliance with this section, an application must first be obtained from the office of the Fire

Prevention Bureau.

- D. An owner who sells, leases, rents or otherwise permits to be occupied for residential purposes any premises subject to the provisions of and requirements of Subsection A hereof or without complying with the inspection and certification requirements of Subsection C hereof is guilty of a violation of the Act to which this section is a supplement (P.L. 1983, c. 383, N.J.S.A. 52:27D-192 et seq.) and shall be subject to any and all applicable penalties in that Act, which may be collected and enforced by the Township's Fire Prevention Bureau. All such rules and regulations as may be necessary or expedient for the proper and timely effectuation of this section shall be in effect.
- E. It shall henceforth be required that a notice be posted in the vestibule and business office(s) of all units to which this article applies setting forth that, under this article, a new certificate of compliance is required on all changes in occupancy.
- F. The fees for the Transfer of Property Title by the Fire Prevention Bureau shall be as follows:

<u>Type</u>	<u>Fee</u>
Single-family residential dwelling	\$200
Two-family residential dwelling	\$260
Three-family residential dwelling	\$320
Each additional dwelling unit	\$60 (not to exceed \$2,000 total)
Commercial and manufacturing buildings:	
Buildings up to 5,000 square feet	\$315
Buildings from 5,001 to 20,000 square feet	\$625
Buildings from 20,001 to 50,000 square feet	\$935
Buildings over 50,001 square feet	\$1,250
Any reinspection of a residential or commercial building	\$25

Section 2. All ordinances inconsistent herewith are hereby repealed.

Section 3. This ordinance shall take effect upon final passage and publication in accordance with the law.

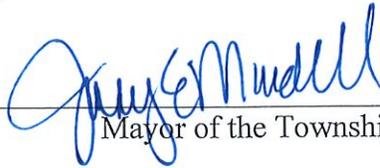
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Approved as to form and procedure on basis of facts set forth.

Director of Law-Township Attorney

I hereby certify that the above ordinance was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on May 19, 2025.

Municipal Clerk of the Township of Bloomfield



Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt	Rosalee Gonzalez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Deny	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Monica Charris Tabares	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> First Reading	Widney Polynice	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Approve						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						

✓ Vote Record - Ordinance						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt	Rosalee Gonzalez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Deny	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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