

BOROUGH OF LITTLE FERRY
215-217 LIBERTY STREET
LITTLE FERRY, NJ 07643
201-641-9234 ext 664
DEMOLITION CHECKLIST

1. DISCONNECT LETTERS FROM ALL UTILITY COMPANIES:
 - PSE&G
 - Suez (WATER)
 - Cable
 - Phone
2. **WRITTEN NOTICE** MUST BE GIVEN BY APPLICANT TO ADJOINING PROPERTY OWNERS
3. CAP SEWER AT CURB, REQUIRES AN INSPECTION BY BUILDING OR PLUMBING PRIOR TO THE RELEASE OF A DEMOLITION PERMIT. SEWER CAP OFF (DPW- 201-641-0023).
4. LETTER FROM PEST CONTROL COMPANY THAT PROPERTY WAS BAITED FOR RODENTS, INSECTS AND TERMITES.
5. LETTER FROM THE HOMEOWNER OR AGENT STATING IF THERE IS ANY KNOWN ASBESTOS IN THE BUILDING.
6. SUBMIT PROOF OF A VALID DIG NUMBER 1-800-272-1000.
7. IF AN OIL TANK OR DECOMMISSIONED TANK IS PRESENT IT NEEDS TO BE REMOVED, A BUILDING PERMIT IS REQUIRED.
8. A TEMPORARY FENCE MUST SECURE THE ENTIRE SITE AT ALL TIMES AFTER WORK STARTS.
9. ALL PUBLIC SIDEWALKS MUST BE KEPT FREE OF DEBRIS AT ALL TIMES.
10. IF THIS IS JUST A DEMOLITION PROJECT, SITE NEEDS TO BE GRADED, SEEDED AND MAINTAINED.
11. IF DEMOLITION WITH NEW CONSTRUCTION DISTURBS MORE THAN 5000 SQUARE FEET OF AREA THEN APPROVAL FROM BERGEN COUNTY SOIL CONSERVATION IS REQUIRED 201-261-4407.
12. REMOVAL OF TREES REQUIRES PERMIT.
13. SURVEY OF PROPERTY.

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NJ - New Jersey Administrative Code > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 23. UNIFORM CONSTRUCTION CODE > SUBCHAPTER 2. ADMINISTRATION AND ENFORCEMENT; PROCESS

§ 5:23-2.17 Demolition or removal of structures; abandoned wells

(a) Service connections: Before a structure can be demolished or removed, the owner or agent shall notify all utilities having service connections within the structure, such as water, electric, gas, sewer and other connections. A permit to demolish or remove a structure shall not be issued until releases are obtained from all utilities that provided service to the property, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed or plugged in a safe manner.

(b) Abandoned wells:

1. In the event that there is a well on the property that has been abandoned, or that will be abandoned in conjunction with the proposed demolition, a permit to demolish or remove a structure on that property shall not be issued until a certification has been obtained from a well driller licensed by the Department of Environmental Protection indicating that the well has been sealed in accordance with N.J.A.C. 7:9-9. If such certification is not presented within 15 days of the application for the permit, the construction official shall give notice of the absence of such certification to the Bureau of Water Allocation, Department of Environmental Protection, PO Box 029, Trenton, NJ 08625-0029.

2. Notice shall also be given by the construction official to the Bureau of Water Allocation in the event of any demolition activity found to have been undertaken without a permit at a building or premises currently or previously served by a well and in any other case in which no permit application for demolition has been made but the construction official becomes aware that a well has been, or is about to be, abandoned without having been sealed by a licensed well driller.

(c) Notice to adjoining owners: Only when written notice has been given by the applicant to the owners of adjoining lots and to the owners of wired or other facilities, of which the temporary removal may be necessitated by the proposed work, shall a permit be granted for the demolition or removal of a building or structure.

(d) Lot regulation: Whenever a structure is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the lot, restoration of established grades and the erection of the necessary retaining walls and fences in accordance with the provisions of the appropriate subcodes.

(e) Asbestos abatement: Before a structure can be demolished or removed, the owner or agent shall document that the requirements of USEPA 40 CFR 61 subpart M have been or shall be met. A permit to demolish or remove the structure shall not be issued until the owner or agent notifies the enforcing agency that all friable asbestos or asbestos-containing material that will become friable during demolition or removal has been or will be properly abated prior to demolition.

History

HISTORY:

Amended by R.1993 d.198, effective June 7, 1993.

See: 24 N.J.R. 1422(a), 25 N.J.R. 2519(b).

Amended by R.1993 d.420, effective September 7, 1993.

See: 25 N.J.R. 2158(a), 25 N.J.R. 4072(a).

Amended by R.1997 d.409, effective October 6, 1997.

See: 29 N.J.R. 2736(a), 29 N.J.R. 4281(a).

Amended by R.1998 d.36, effective January 5, 1998.

See: 29 N.J.R. 4214(a), 30 N.J.R. 193(a).

Added (b); and recodified existing (b) through (d) as (c) through (e).