Harrington Park–new jersey–

85 Harriot Avenue
Harrington Park, New Jersey 07640

Residential
Tom Simpson: 201-321-9550
tsimp07640@gmail.com

Commercial
Scott Wickersheim: 201-768-2585
constructionofficial@harringtonparknj.gov

Rental and/or Resale Certificate & Smoke Detector/Carbon Monoxide Alarm/Fire Extinguisher Compliance

APPLICATION

Closing/Move in Date _____

Check one: ☐ Residential ☐ Commercial
Check one: ☐ Resale (Change of Owner) ☐ Rental (Change of tenant) **If constructed prior to 1978, see attached.*
Check one: ☐ Single Family ☐ Two Family ☐ Multi-family ☐ Apt ☐ Condo/Townhouse

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Property

Address _____ **Block** _____ **Lot** _____ **Qualifier** _____

Applicant Information

Name _____ Email (required) _____

Address _____ Phone _____

Seller/Landlord (if different from Applicant)

Name _____ Email _____ Phone _____

Address _____

Realtor _____ Email _____ Phone _____

Name of Previous Business (if applicable) _____

Buyer/Tenant (if different from Applicant)

Name _____ Email _____ Phone _____

Address _____

Name of New Business & Proposed Use in detail (if applicable) _____

Applicant's Signature _____

*Inspections are valid for 6 months

Fees Due at Time of Application: (Check made out to the "Borough of Harrington Park")

Residential Fees
- ☐ **$160** = One-Family, Condo/Townhouse
- ☐ **$110** = Multi-Family (per apartment)
- ☐ **$110** = Apartment

*Add additional $40 for 5 day service

Commercial Fees
- ☐ **$100** = Business
- ☐ **$50** = Each apartment (additional)

(For Official Use Only)

☐ **Temporary Certificate** **Inspection Date/Time** _____

Fee $ _____ Check # _____ _____ Date _____

as of 3/25/2025

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Inspections: By appointment

Lead Paint Inspection

APPLICATION

Complete this form for rentals only if the building was built prior to 1978.
The Borough of Harrington Park is able to provide the service of a lead evaluation inspector to conduct the Lead-Based Paint Hazard inspection; however, in accordance with P.L. 2021, c.182, the owner/landlord may directly hire a NJ certified lead evaluation contractor.

Lead paint inspections are valid for 3 years.

Please choose one of the following:

☐ I choose to have the Lead-Based Paint Hazard inspection performed by the Borough of Harrington Park.

☐ I choose to hire a NJ certified lead evaluation contractor and will provide a lead-safe certificate to the Borough of Harrington Park.

Applicant's Signature _____

Date

Fees Due at Time of Application: (Checks made out to the "Borough of Harrington Park")

☐ **$20** = NJ Surcharge – per N.J.A.C 5:28A-4.1 (must be separate check)
☐ **$40** = Administrative fee

Optional:

☐ **$175** = Lead-Based Paint Hazard Inspection fee performed by Borough of Harrington Park

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Fee $ _____ Check # _____ _____ Date _____

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CHECKLIST

Rental and/or Resale

- ☐ The property is being used as zoned or approved (i.e. on family, two family, etc.)
- ☐ There is no sump-pump or any unauthorized water connection into the sanitary sewer.
- ☐ All open construction permits are inspected, approved and closed.
- ☐ Sidewalks, if installed, are in good condition.
- ☐ There is no interior double key lock on the primary exit/entrance door.
- ☐ There is at least one handrail on stairs with 4 or more risers.
- ☐ The general visual inspection reveals any item that could be considered hazardous or an imminent danger.
- ☐ Pools are required to have an approved pool barrier (fence) and gates that open out, self close and latch.

:on Park.

Smoke Detector/Carbon Monoxide/Fire Extinguisher Inspection

*Valid for 6 months

SMOKE DETECTORS:

- ☐ Smoke detectors shall be located (1) on each level, including basement.
- ☐ Outside bedrooms smoke detector(s) shall be within 10 feet of all bedroom doors.
- ☐ Smoke detectors shall NOT be located in attic, crawl spaces, or in immediate kitchen area.
- ☐ Smoke detectors may be battery operated or electric interconnected system.

CARBON MONOXIDE ALARMS:

- ☐ At least (1) carbon monoxide shall be installed outside and within 10 feet of all bedroom doors.
- ☐ Additional carbon monoxide may be installed on other levels and in furnace/boiler area.
- ☐ Carbon monoxide alarm may be battery operated, plug in electrical or smoke detector/carbon monoxide combination type.

PORTABLE FIRE EXTINGUISHER:

- ☐ At least (1) portable fire extinguisher shall be within 10 feet of the kitchen.
- ☐ Extinguisher shall be listed and no smaller than 2A: 10B:C rated for residential and no more than 10lbs.
- ☐ Extinguisher shall be hung no more than 5 above floor must be in visible, readily accessible and near an exit location.

Please Note:

-These are the most common items that the inspection will address but not all items that could be cited.
-There is an additional $40 fee for expedited 5 day service.
-Application may be held up if handwriting is not legible.

Contact Tom Simpson or Scott Wickersheim to schedule inspections.

as of 3/25/2025