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Change of Use for a Commercial Building or Facility

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When an expansion or a change of use of a commercial building or facility served by an existing individual subsurface sewage disposal system is proposed, an engineer must determine if such a change of use or expansion is an increase in flow or a change in the character of the waste. A licensed professional engineer must make this determination based upon the requirements of N.J.A.C. 7:9A-7.3 and 7.4.

When there is no increase in flow or a change in the character of the waste, an engineers report must be submitted on the existing volume of sewage and the proposed volume of sewage.

When an expansion or change of use of commercial building or facility will result in an increase in flow or change in the character of the waste, an engineering report must be submitted including the following:

1. The components of the existing septic system. This can be accomplished through record searches and on-site investigation methods.
2. A report on the existing volume of sewage and the proposed volume of sewage.
3. All aspects of the location, design, construction, installation and operation of the existing system are in conformance with the requirements of this chapter or are altered so that they will be in conformance with the requirements of this chapter.
4. The expansion or change of use of the building or facility served will not exceed the design capacity of the existing system; and
5. A report, which may be based on the Recommended Standards for Evaluation of an Existing Septic System as proposed by NJDEP, that the existing system is functioning properly.