

ORDINANCE 9 – 2013

**AN ORDINANCE OF THE BOROUGH OF
WOODBURY HEIGHTS, COUNTY OF GLOUCESTER
AND STATE OF NEW JERSEY ADOPTING
THE 2012 EDITION OF THE INTERNATIONAL
PROPERTY MAINTENANCE CODE, REGULATING
AND GOVERNING THE CONDITIONS AND
MAINTENANCE OF ALL PROPERTY, BUILDINGS AND
STRUCTURES BY PROVIDING THE STANDARDS
FOR SUPPLIED UTILITIES AND FACILITIES AND
OTHER PHYSICAL THINGS AND CONDITIONS
ESSENTIAL TO ENSURE THAT STRUCTURES
ARE SAFE, SANITARY AND FIT FOR OCCUPANCY
AND USE AND FOR THE CONDEMNATION OF
BUILDINGS AND STRUCTURES UNFIT FOR HUMAN
OCCUPANCY AND USE AND FOR THE DEMOLITION
OF SUCH EXISTING STRUCTURES IN THE BOROUGH AND
PROVIDING FOR THE ISSUANCE OF PERMITS AND
COLLECTION OF FEES THEREFORE AND REPEALING
CHAPTERS 44, 64 AND 101 OF THE WOODBURY HEIGHTS
CODE AND REPEALING SECTION 3-25 OF THE WOODBURY
HEIGHTS CODE AND ALL OTHER ORDINANCES OR
PARTS OF ORDINANCE IN CONFLICT THEREWITH**

BE IT ORDAINED by the Borough Council of the Borough of Woodbury Heights, County of Gloucester and State of New Jersey, as follows:

- 1. Title for Citation.** This Chapter shall be known as the Property Maintenance Code of the Borough of Woodbury Heights and codified as Chapter 64 of the Woodbury Heights Code.
- 2. Purpose.** It is hereby found and declared that, by reason of lack of maintenance and progressive deterioration, structures and properties have the effect of creating blighting conditions and initiating slums and that, if the same are not curtailed and removed, the aforesaid conditions will grow and spread and necessitate in time the expenditure of large amounts of public funds to correct and eliminate the same. The further purpose of this Code is to protect the public health, safety and welfare by establishing minimum standards for the maintenance of such premises; to fix responsibilities and duties upon owners, operators and occupants; to authorize and establish procedures for the inspection of such structures and properties; to fix penalties for the violations of this Code; and to provide for the right of access to permit repairs

when necessary. This Code is hereby declared to be remedial and essential for the public interest and welfare and it is intended that this Code be liberally construed to effectuate the purposes stated herein.

3. Adoption of Property Maintenance Code. The "International Property Maintenance Code," 2012 Edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Borough of Woodbury Heights;

4. Additions, Insertions and Amendments. The aforesaid International Property Maintenance Code, 2012 Edition, is hereby amended, supplemented and revised in the following sections:

Section 101.1 Insert: Borough of Woodbury Heights

Section 103.5 Insert: For all inspections conducted pursuant to this Chapter, the following fees shall be applicable:

A. \$50.00 per inspection of a residential living unit including a detached, single-family dwelling, condominium unit or townhouse, per inspection conducted prior to issuance of a Certificate of Occupancy.

B. For inspections of non-residential buildings and structures a fee of \$100.00 per inspection prior to issuance of a Continued Certificate of Occupancy.

C. A request and application for inspection shall be on forms prescribed by the Borough.

Section 112.4 Insert: \$100.00 as the minimum fine and \$1,000.00 as the maximum fine, per offense;

Section 302.4 Insert 9 inches;

Section 304.14 Insert: Dates from May 1st to October 1st;

Section 602.3 Insert: Dates from October 1st to May 1st;

Section 602.4 Insert: Dates from October 1st to May 1st.

5. Repealed Provisions. Chapters 44, 64 and 101 and Section 3-25 of the Woodbury Heights Code are hereby repealed together with any and all other Ordinances or parts of Ordinances in conflict with the terms and provisions of this Ordinance.

6. Issuance of a Certificate of Occupancy or Certificate of Continued Occupancy. No person shall occupy, or allow to be occupied, any

dwelling unit or non-residential unit prior to the issuance of a Certificate of Occupancy or Certificate of Continued Occupancy after an inspection as provided for in this Chapter. No property shall be transferred, sold, rented or conveyed to another occupant without an application having been first made for an inspection to determine conformance with the standards provided for in this Chapter and the issuance of a Certificate of Occupancy or Certificate of Continued Occupancy (regarding non-residential structures).

7. Section 64B-1(A) Amendment. Section 64B-7(A) of the Woodbury Heights Code is hereby amended to delete all references to the words "Housing Standards".

8. Lien. In all cases where the Borough shall perform repairs, maintenance, removals or perform protective measures respecting a property that is a danger to the public health, safety or welfare, the Borough shall certify the costs thereof and issue a demand for payment by the property owner. If payment is not made within sixty (60) days of such demand, the costs so certified shall forthwith become a lien upon such lands and shall be added to and become a part and form of the taxes next to be assessed and levied upon the lands, to bear the same rate of interest as taxes and shall be collected and enforced by the same officers and in the same manner as taxes are collected and enforced in the Borough.

9. Severability. If any section, subsection, sentence, clause or phrase of this Code is, for any reason, held to be unconstitutional, unlawful or unenforceable, such determination shall not affect the validity of the remaining portions of this Ordinance. The Borough hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases may be declared unconstitutional, unlawful or unenforceable.

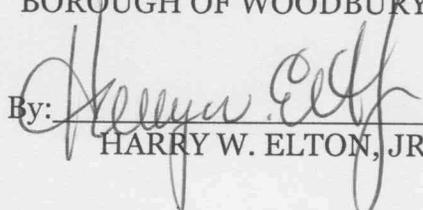
10. No Effect. Nothing in this Ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or Ordinance hereby repealed as above cited in this Ordinance; nor shall any just or legal right remedy of any character be lost, impaired or affected by this Ordinance.

11. Publication. The Clerk is hereby ordered and directed to cause this legislation to be published in a summary fashion as required by law.

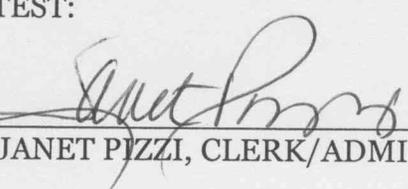
12. Effective Date. This Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage, adoption and publication and as otherwise required by law.

13. Saved from Repeal. All Ordinances or parts of Ordinances not inconsistent with the terms and provisions of this Ordinance are hereby saved from repeal.

BOROUGH OF WOODBURY HEIGHTS

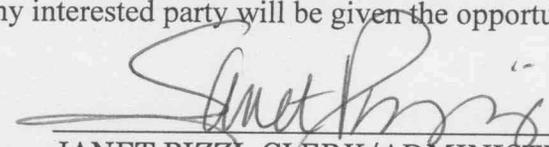
By: 
HARRY W. ELTON, JR., MAYOR

ATTEST:

BY: 
JANET PIZZI, CLERK/ADMINISTRATOR

NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Woodbury Heights, held on the 17th day of July, 2013 and will be considered for final passage at a meeting of the Borough Council of the Borough of Woodbury Heights, to be held on the 21st day of August, 2013 at 7:30 pm, at which time and place any interested party will be given the opportunity to be heard.

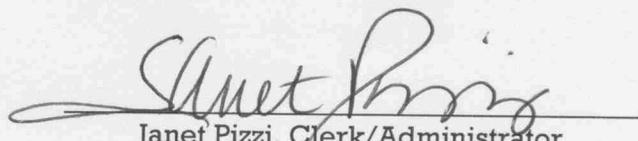

JANET PIZZI, CLERK/ADMINISTRATOR

PUBLIC NOTICE

ORDINANCE 9 – 2013

AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY ADOPTING THE 2012 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPANCY AND USE AND FOR THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND FOR THE DEMOLITION OF SUCH EXISTING STRUCTURES IN THE BOROUGH AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE AND REPEALING CHAPTERS 44, 64 AND 101 OF THE WOODBURY HEIGHTS CODE AND REPEALING SECTION 3-25 OF THE WOODBURY HEIGHTS CODE AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCE IN CONFLICT THEREWITH

I, Janet Pizzi, Clerk of the Borough of Woodbury Heights, hereby certify that the above Ordinance was duly adopted by the Borough Council of the Borough of Woodbury Heights at the Regular meeting of Mayor and Borough Council held on August 21, 2013


Janet Pizzi, Clerk/Administrator