

WEST DEPTFORD TOWNSHIP

ORDINANCE 2020-14

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 127 – PROPERTY
MAINTENANCE OF THE TOWNSHIP CODE OF THE TOWNSHIP OF WEST DEPTFORD**

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of West Deptford, County of Gloucester and State of New Jersey that Chapter 127 of the Code of the Township of West Deptford be and is hereby amended as follows:

Section 1. §127-1. Adoption of Standards by Reference. That a certain document, three (3) copies of which are on file in the Office of the Clerk of the Township of West Deptford, being marked and designated as the International Property Maintenance Code (2018 Edition), as published by the International Code Council (ICC) , be and is hereby adopted as the Property Maintenance Code of the Township of West Deptford, County of Gloucester, State of New Jersey, for 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 occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the Office of the Clerk of the Township of West Deptford are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in this chapter. Any amendments, updates, additions, and/or deletions to the International Property Maintenance Code (2018 Edition), as may be made from time to time, shall be automatically incorporated into this chapter and made a part hereof.

Section 2. §127-2. Repealer. Any and all other ordinances or parts thereof in conflict herewith are hereby repealed.

Section 3. §127-3. Effect on other provisions or proceedings; severability. Nothing in this chapter or in the International Property Maintenance Code (2018 Edition) hereby adopted shall be construed to affect any suit or proceeding pending in any court or any rights acquitted or liability incurred or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in §127-2 of this chapter; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

If any section, paragraph, sentence, clause, or part of this chapter or the International Property Maintenance Code (2018 Edition), is found to be unconstitutional or illegal by any court of competent jurisdiction, then such section, paragraph, sentence, clause or part shall be deemed to be severable, and the remainder thereof shall continue in full force and effect.

Section 4. § 127-4. Modifications and amendments to Code. Said Property Maintenance Code is amended and changed as follows:

- A. Section 101.1. Title. These regulations shall be known as the International Property Maintenance Code of the Township of West Deptford, hereinafter referred to as "this code."
- B. Section 103.5. Fees. The fees for activities and services performed by the Department in carrying out its responsibilities under this code shall be as provided per §1-15 of Chapter 1 – General Provisions of the Township Code.
- C. Section 111.2. Membership of board, is amended to read as follows:
 - i. Section 111.2. Appeals Board. In order to protect existing structures in the jurisdiction by vigorous enforcement of the provisions of this code, there shall be and is hereby created a Property Maintenance Code Appeals Board, hereafter referred to as the "board," consisting of Township Committee of the Township of West Deptford. Each member shall serve during his or her term of elected office.
 - ii. Section 111.2.1. Alternate member, is hereby deleted.

- iii. Section 111.2.2. Chairman, is hereby deleted.
- iv. Section 111.2.4. Secretary. The Municipal Clerk or his/or her designee is designated to serve as secretary to the board. The secretary shall file a detailed record of all proceedings with the office of the Municipal Clerk.
- v. Section 111.2.5. Compensation of members, is hereby deleted.

D. Section 112.4. Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable of a fine of not more than five hundred dollars (\$500.00) or by imprisonment for not more than 90 days, or both. Each day that a violation of any provision of this code continues shall constitute a separate offense.

E. Section 302.4. Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of ten inches (10"). Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

F. Section 304.14. Insect Screens. During the period from May 1st to October 1st, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

G. Section 602.3. Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1st to May 1st to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

H. Section 602.4. Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1st to May 1st to maintain a minimum temperature 65°F (18°C) during the period the spaces are occupied.

Section 5. Repealer


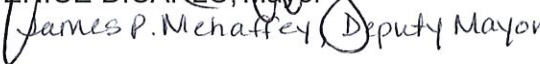
All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 6. Severability

Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective, shall not be deemed to affect the validity or constitutionality of any other sections or parts hereof.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon final passage and publication as required by law.

TOWNSHIP OF WEST DEPTFORD


DENISE DICARLO, Mayor

James P. McHaffey, Deputy Mayor

ATTEST:



LEE ANN DEHART, Registered Municipal Clerk

INTRODUCED at a meeting of the Township Committee of the Township of West Deptford, held on September 2, 2020.

ROLL CALL VOTE				
	AYES	NAYS	ABSTAIN	ABSENT
Denice DiCarlo	✓			
Megan Kerr	✓			
James Mehaffey	✓			
Adam Reid	✓			
James Robinson	✓			
TALLY:	5			

ADOPTED at a meeting of the Township Committee of the Township of West Deptford, held on September 16, 2020.

ROLL CALL VOTE				
	AYES	NAYS	ABSTAIN	ABSENT
Denice DiCarlo				✓
Megan Kerr	✓			
James Mehaffey	✓			
Adam Reid	✓			
James Robinson	✓			
TALLY:	4			1