

## Chapter 58

### PROPERTY MAINTENANCE

**§58-1. Legislative intent.**

**§58-2. Purpose.**

**§58-3. Adoption of Property Maintenance Code.**

**§58-4. Enforcement officer.**

**§58-5. (Reserved)**

HISTORY: Adopted by the Mayor and Borough Council of the Borough of Seaside Park 5-5-1983 as Ordinance No. 870.<sup>1</sup> Amended 12-16-1993 by Ord. No. 1156; 9-18-1997 by Ord. No. 1220.<sup>2</sup>

GENERAL REFERENCES: See Article V (Stormwater Run-Off) in Chapter 68 (Streets and Sidewalks); Chapter 75 (Unfit Dwellings and Dangerous Structures).

*Be it ordained by the Mayor and Council of the Borough of Seaside Park, in the County of Ocean and State of New Jersey, as follows:*

**§58-1. Legislative intent.<sup>1</sup>**

The intent of this ordinance is to establish minimum acceptable standards for the maintenance of existing buildings, structures, premises and facilities.<sup>2</sup>

**§58-2. Purpose.**

The purpose of this ordinance is to establish minimum standards governing the condition and maintenance of all structures and dwellings; establishing minimum standards governing supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; establishing minimum standards governing the condition of dwellings offered for rent; fixing certain responsibilities and duties of owners and occupants of structures; and the condemnation of dwellings unfit for human habitation and the demolition of such dwellings and structures.

**§58-3. Adoption of Property Maintenance Code.**

*Amended 9-18-1997 by Ord. No. 1220*

That a certain document, three (3) copies of which are on file in the Office of the Clerk of the Borough of Seaside Park, being marked and designated as "The BOCA National Property Maintenance Code, Fifth Edition, 1996" as published by the Building Officials and Code Administrators International, Inc., be and is hereby adopted as the Property Maintenance Code of the Borough of Seaside Park, in the State of New Jersey; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with additions, insertions, deletions and changes.

The BOCA National Property Maintenance Code is amended and revised in the following respects:

- A. Section PM-101.1 (page 1, second line). Insert: Borough of Seaside Park
- B. Delete Section PM-106.2 (page 2, third line). Insert: \$100.00; \$1,000.00
- C. Section PM-106.2 (page 2, fourth line). Insert: 90 days
- D. Delete Section PM-111.0 entitled "Means of Appeal"
- E. Replace PM-301.3 entitled "Vacant Structures and Land" with the following:

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to

<sup>1</sup> EDITOR'S NOTE: Ord. No. 870 repealed former Chapter 58 (Property Maintenance), adopted 3-25-1976 as Ord. No. 733.

<sup>2</sup> EDITOR'S NOTE: Ord. No. 1220 also repealed Chapter 15 (Brush, Weeds and Obnoxious Growth) and portions of Chapter 47 (Motor Vehicle and Trailer Storage).

cause a blighting problem or adversely affect the public health or safety. The exterior of vacant structures shall be maintained to the standards for occupied structures. In those instances when it is necessary to temporarily board up any structure, the boarding shall be performed in a workmanlike manner in accordance with the following standards: all boarding material must be of a type designed for exterior use; all windows and doors must have a "custom fit" with boarding material securely attached to completely cover the window or door opening; all boarding material must be white or of the same color as the structure being boarded; the boarding shall be for a period not to exceed ninety (90) days.

- F. Replace PM-303.3 entitled "Sidewalks and Driveways" with the following:

PM-303.3 - Sidewalks and Driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. This shall include all curbs, driveway entrances and sidewalks abutting a public street in front of the premises.

- G. Replace PM-303.8 entitled "Motor Vehicles" with the following:

PM-303.8 - Motor Vehicles, Trailers and Boats: No currently unregistered or uninspected motor vehicle, trailer or boat shall be parked, kept or stored on any premises. No vehicle, trailer or boat of any type shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled. This shall not apply to a vehicle, trailer or boat of any type which is undergoing major overhaul including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

No trailer of any size which provides enclosed storage shall be parked, kept or stored on any premises except that one (1) currently registered trailer which provides enclosed storage may be temporarily parked on the premises with the prior approval of the Code Enforcement Officer during periods of active construction or renovation not to exceed six (6) months. This prohibition shall not apply to trash, refuse or recycling containers or to any trailer owned by the municipality or being used in connection with any temporary function, including a circus or carnival, which is approved by the municipality.

- H. Section PM-304.15 (page 11, first and second lines). Insert: April 15th to October 15th

- I. Delete PM-405.8 entitled "Minimum Ceiling Heights"

- J. Section PM-602.2.1 (page 17, fifth line). Insert: October 15th to April 15th

- K. Section PM-602.3 (page 17, third line). Insert: October 15th to April 15th

**§58-4. Enforcement officer.**

*Amended 9-18-1997 by Ord. No. 1220*

The Code Enforcement Officer or a duly designated representative shall be responsible for the enforcement of the provisions of this ordinance.

**§58-5. (Reserved)<sup>3</sup>**

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<sup>3</sup> EDITOR'S NOTE: Former §58-5 (Violations and penalties) was repealed 9-18-1997 by Ord. No. 1220. For current penalty provisions see §58-3(B) and the Property Maintenance Code adopted pursuant to §58-3.