**ORDINANCE O020-2026**

**WASHINGTON TOWNSHIP**
**GLOUCESTER COUNTY**

**ORDINANCE AMENDING CHAPTER 179 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF WASHINGTON TITLED "PROPERTY MAINTENANCE AND HOUSING STANDARDS"**

***WHEREAS***, the Township of Washington ("Township") is a municipal entity organized and existing under the laws of State of New Jersey and located in Gloucester County; and

***WHEREAS,*** pursuant to N.J.S.A. 40:48-2, a municipality may make, amend, repeal and enforce ordinances not contrary to the laws of this State or of the United States, as it may deem necessary and proper for order and protection of persons and property, and for the preservation of the public health, safety, and welfare of the municipality and its inhabitants; and

***NOW, THEREFORE, BE IT ORDAINED*** by the Council of the Township of Washington, County of Gloucester and State of New Jersey that Chapter 179 entitled "Property Maintenance and Housing Standards" is hereby amended and supplemented as follows:

**SECTION 1.** Chapter 179-9 shall be amended as set forth below, with underlined text indicating additions and text that has a strikethrough indicating deletions:

§ 179-9 Structural and general maintenance.

A. The outside building walls shall not have any holes, loose boards or any broken, cracked or damaged finish that admits rain, cold air, dampness, rodents, insects or vermin.

B. Every dwelling shall be so maintained as to be weather and watertight.

C. Basements, cellars and crawl spaces shall be free of moisture resulting from seepage, and cross-ventilation shall be required where necessary to prevent accumulations of moisture and dampness, and such areas shall be paved with stone or concrete not less than four inches thick and shall be maintained at all times in a condition so as to be smooth, clean, free from cracks, breaks and other hazards.

D. All parts of the premises shall be maintained so as to prevent infestation.

E. All parts of the dwelling shall be kept in a clean and sanitary condition, free of nuisance and free from health, safety and fire hazards.

F. Every roof, roof gutter, flashing, rainwater conductor and roof cornice shall be weather and rain tight and shall be kept in good repair.

**G: Outside storage of materials: The outside storage of materials shall be neat and orderly. Storage shall not cause or contribute to hazards such as, but not limited to: health hazards, fire hazards, and general safety hazards. Outside storage of materials and other tangible property shall not encroach upon the land of others.**

**H: Utilization of open space: All designated open space within Washington Township shall not be utilized by person(s) for storage of materials or tangible property unless authorized to do so.**

**SECTION 2.** Chapter 179-51 shall be amended as set forth below, with underlined text indicating additions and text that has a strikethrough indicating deletions:

§ 179-51. Adoption of code by reference.

In determining whether residential dwellings within the Township are safe, sanitary and fit for human habitation, the following standards are hereby accepted, **in part or in whole,** adopted and made a part of the Township Code as if fully set forth herein. The **most** current **edition of** ~~2009~~ International Property Maintenance Code, published by the International Code Council, is hereby accepted, adopted and established as the standard to be used as a guide in determining whether dwellings in the Township are safe, sanitary and fit for human habitation and rental.

**SECTION 3.** Chapter 179-68 shall be amended as set forth below, with underlined text indicating additions and text that has a strikethrough indicating deletions:

§ 179-68. Certificate of occupancy; when required.

A. Certificates of occupancy shall be required for human habitation of all existing dwelling units in the Township of Washington before a change in occupancy or **change of owner** ~~of any unit~~ may be effected.
B. Certificates of occupancy shall be required for human habitation on all rental property in the Township of Washington before a change of occupancy of any unit may be ~~effected~~ **affected**. In addition thereto, the owner of each rental unit is required to have said rental unit inspected on a yearly basis by the Housing Inspector of the Township of Washington. Failure of the inspection shall result in a loss of the certificate of occupancy for said unit.
**C. Nonresidential buildings.**

**1. New Tenant Certificate (NTC) and/or New Owner Certificate (NOC) shall be required where there is any change in the use or occupancy of any nonresidential building, structure, premises or part thereof, it shall be unlawful to use or permit the use of such property until a New Tenant Certificate (NTC) of occupancy has been issued and approved by the Housing/Construction Official.**
**2. The owner shall be responsible for preventing the use of the nonresidential building, structure, premises or portion thereof until a Zoning Permit is issued by the Zoning Officer and a New Tenant Certificate (NTC) of occupancy has been issued by the Housing Official/Construction Official.**

**SECTION 4:** Except as set forth in Sections 1 through 3 above, the balance and remainder of the Code of the Township of Washington shall not be affected by this Ordinance.

**SECTION 5:** All Ordinances, Plans, Plan Amendments or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 6:** If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

**SECTION 7:** This Ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the mayor, whichever comes first.

**INTRODUCTION**: May 6, 2026

| Members | Motion | Second | Ayes | Nays | Abstain | Absent | Recuse |
|---|---|---|---|---|---|---|---|
| Del Borrello | | | X | | | | |
| Brown | | | X | | | | |
| Pasqualone | | | X | | | | |
| Harris | | X | X | | | | |
| Yerkes | X | | X | | | | |

**TOWNSHIP OF WASHINGTON**

By: Donald C. Brown, Jr.
**Donald C. Brown, Jr., Council Vice President**

I do hereby attest the above Ordinance **0020-2026** was introduced at the Township of Washington Meeting of the Township Council on May 6, 2026. A public hearing and adoption will occur on May 20, 2026 at 6:00 PM.

**ATTEST:**

By: Christine Ciallella
Christine Ciallella, RMC, CMR
Township Clerk

**ADOPTION:** May 20, 2026

| Members | Motion | Second | Ayes | Nays | Abstain | Absent | Recuse |
|---|---|---|---|---|---|---|---|
| Del Borrello | | | X | | | | |
| Brown | | X | X | | | | |
| Pasqualone | | | X | | | | |
| Harris | | | X | | | | |
| Yerkes | X | | X | | | | |

I do hereby attest the above Ordinance **0020-2026** was adopted at the Township of Washington Meeting on May 20, 2026 by Township Council after a public hearing on May 20, 2026. Said Ordinance shall take effect in accordance with law.

**ATTEST:**

By: Christine Ciallella
Christine Ciallella, RMC, CMR
Township Clerk

On this 21 day of MAY 2026, I hereby approve the above Ordinance **0020-2026.**

**Anthony DellaPia, Mayor**