

ORDINANCE 5 - 2017

**WASHINGTON TOWNSHIP
GLOUCESTER COUNTY**

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

WHEREAS, Chapter 179 of the Code of the Township of Washington establishes, Property Maintenance Standards for the Township of Washington; and

WHEREAS, Chapter 179 was based on the adoption of a Property Maintenance Code by the State of New Jersey Department of Community Affairs; and

WHEREAS; the State of New Jersey Department of Community Affairs has failed to enact a state-wide Property Maintenance Code; and

WHEREAS, the Governing Body the Township of Washington needs a Property Maintenance Code for the health, safety, and well-being of the community and its citizens.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Washington, in the County of Gloucester, State of New Jersey, that Chapter 179 of the Code of Washington Township is hereby amended, revised, and/or supplemented as follows:

SECTION 1: Article IV, entitled "State Property Maintenance Standards" shall be deleted and replaced by the following:

"ARTICLE IV: Property Maintenance and Housing Standards"

SECTION 2: Section 179-51 entitled "Adoption of Code" shall be deleted and replaced by the following:

"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, which are hereby accepted, adopted and made a part of the Township Code as if fully set forth herein. The current 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: Section 179-59 entitled "Compliance with Code Required" shall be deleted and replaced by the following:

"179-59. COMPLIANCE WITH CODE REQUIRED.

No person shall occupy as owner or occupant or rent to another any building which does not conform to the applicable provisions of the current Property Maintenance Code provided in Section 179-51."

SECTION 4: Except is set forth in Sections 1-3 above, the balance of Chapter 179 Article IV, and the balance of the Code of the Township of Washington, shall not be affected by this Ordinance.

SECTION 5: All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

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:

Motion to Introduce:

Questions:

Roll Call:

	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Donato		X	X				
Longfellow	X		X				
Pasqualone			X				
Perry			X				
Fazio			X				

TOWNSHIP OF WASHINGTON

BY: 
 Nick Fazio, Council President

I do hereby attest the above Ordinance 5-2017 was introduced at the Township of Washington Meeting on March 8, 2017. A public hearing will occur on March 22, 2017 at 7:00PM.

ATTEST:

 Leo Selb, Township Clerk

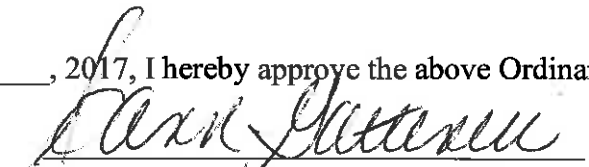
	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Donato							
Longfellow							
Pasqualone							
Perry							
Fazio							

I do hereby attest the above Ordinance 5-2017 was adopted at the Township of Washington Meeting on April 12, 2017 by Township Council after a public hearing which was scheduled for March 22, 2017 occurred on April 12, 2016. Said Ordinance shall take effect in accordance with the law.

Attest:

 Leo Selb, Township Clerk

On this 18th day of April, 2017, I hereby approve the above Ordinance.


 JOANN GATTINELLI, MAYOR

ADOPTED April 18, 2017