

**CORBIN CITY  
ORDINANCE NO. 4-2023**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF CORBIN CITY AMENDING ORDINANCE 6-2013 ALSO  
KNOWN AS CHAPTER 64, “PROPERTY MAINTENANCE  
STANDARDS” OF THE CODE OF THE CITY OF CORBIN  
CITY, COUNTY OF ATLANTIC AND STATE OF NEW  
JERSEY**

**WHEREAS**, the City Council of the City of Corbin City previously believed it to be in the best interests of the City of Corbin City to set forth property maintenance standards for the citizens and residents of Corbin City; and

**WHEREAS**, the City Council of the City of Corbin City has a continuing desire to have established property maintenance standards for the health safety and welfare of the citizens and residents of Corbin City; and

**WHEREAS**, the City of Corbin City has a vested interest in protecting neighborhoods, City Council concludes that it is in the best interests of the health, safety, and welfare of its citizens and residents to amend Chapter 64, Property Maintenance Standards, in order to update the regulations.

**NOW THEREFORE, BE IT ORDAINED**, by the City Council of the City of Corbin City, in the County of Atlantic and State of New Jersey, as follows:

**SECTION 1.** Purpose: The purpose of this Ordinance is to amend Chapter 64 entitled “Property Maintenance Standards”.

**SECTION 2.** The following sections of Chapter 64 entitled “Property Maintenance Standards” shall be amended only as follows:

**§64-1 Adoption of Property Maintenance Code.**

Pursuant to the provisions of N.J.S.A. 52:27D-123 and N.J.S.A. 40:49-5.1, the ~~2012~~current edition of the International Property Maintenance Code, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Corbin City for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code are hereby referred to, adopted and made part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, as hereinafter set forth.

**§64-2 Additions, insertions and changes.**

A. [No change]

B. Section 103.1. The ~~Zoning and~~ Code Enforcement Officer of the City of Corbin City is hereby designated as the “code official” to administer and enforce the International Property Maintenance Code within the City of Corbin City. Anywhere within the International Property Maintenance Code where reference is made to “code official,” it shall be construed as referring to the “~~Zoning and~~ Code Enforcement Officer of the City of Corbin City”.

C. [No change]

D. [No change]

E. Section 106.3 is revised to read as follows:

Prosecution of violation. If the notice of violation is not complied with, the ~~Zoning and~~ Code Enforcement Officer of Corbin City shall have full authority to initiate an appropriate complaint in municipal court for violation of these ordinances, which shall be in addition to any civil remedies which might be undertaken by the governing body of the City by and through the offices of the City Solicitor.

F. [No change]

G. [Previously deleted]

H. [Previously deleted]

I. Subsection 110.3 shall read as follows:

**Failure to comply.** If the owner of the premises fails to comply with a demolition order within the time prescribed, the ~~Zoning and~~ Code Enforcement Officer shall petition the governing body for permission to have the structure demolished, the cost and manner of which shall be decided by the City Council and charged against the real estate upon which the structure is located as a lien for additional taxes owed upon such real estate.

J. Sections 111.1 through 111.8, inclusive, are deleted in their entirety and replaced with the following:

**Appeals.** Anyone wishing to appeal a decision of the ~~Zoning and~~ Code Enforcement Officer under this ~~e~~Code may, within 20 days of notice of the decision, request an appeal before the City Council. The City Council will thereafter conduct a hearing upon the appeal and, after hearing from both sides, shall render a decision which shall thereupon become final.

K. [No change]

- L. Subsection 302.4. The height limit for weed and plant growth before violation is ~~eight~~twelve (12) inches.
- M. Delete this provision.
- N. Delete this provision.
- O. Delete this provision.
- P. [No change]
- Q. [No change]

**§64-3 Rental registration required.**

A. All rental units shall hereafter be registered with the ~~Zoning and~~ Code Enforcement Officer or his designee on forms which shall be provided for that purpose and which shall be available in the City Clerk's Office. Such registration shall occur on an annual basis or upon change in ownership and/or occupancy as provided herein and the rental registration fee, as from time to time may be set by City Council, paid at the time of submission of the registration form.

B. The rental registration form approved by City Council shall include the following Certification language certified by the property owner:

"By signing below, I certify to the best of my knowledge and belief that the statements contained in this application are true and correct; and I further certify to the best of my knowledge and belief that the unit for which the residential rental unit license is being applied for, is in compliance with Property Maintenance Standards (Chapter 64), Zoning, Subdivision and Site Plan Review (Chapter 103), the Housing Code and/or the UCC Code, the Uniform Fire Code of the State of New Jersey and/or the International Property Maintenance Code."

**§64-4 Term of registration.**

Each rental unit shall be registered ~~and inspected~~ annually. The registration term shall commence on January 1 of each year and such registration shall be valid until December 31 of that year, at which time it shall expire and a new registration shall be required. No rental unit shall hereafter be rented unless the rental unit has been registered in accordance with this Ordinance.

**§64-5 Inspection.**

Delete this provision.

**§64-6 Fire Inspection Certificate ~~of occupancy~~ required; Rental Certificate issued**

In the event there is a change in ownership or occupancy of any house, individual or multi-dwelling unit or mobile home, a Fire Inspection Certificate of Occupancy shall be required from the Division of Fire Safety, prior to the issuance of a rental registration certificate. Upon the receipt of the Fire Inspection Certificate, the Code Enforcement Officer and/or the City Clerk shall issue a rental certificate. Zoning and Code Enforcement Officer to certify the habitability of the property for the purpose intended and compliance with all applicable State, County and Municipal laws, rules and regulations. Such certificate shall be issued on such forms, and with the collection of such fees, as may be established, from time to time, by the governing body.

**§64-5 Violations**

The ~~Zoning and~~ Code Enforcement Officer shall, in the event of a violation of any provision set forth in this chapter, issue a notice to the owner or occupant of a property affording that party 10 days within which to cure the violation. In the event the violation is not cured within 10 days, or within such extension of time as the ~~Zoning and~~ Code Enforcement Officer may deem appropriate in his or her discretion, a complaint may be filed in the Municipal Court for collection of appropriate penalties pursuant to Chapter 103 of the Corbin City Code, ~~provided that the minimum penalty for failure to comply with the landlord registration requirements of this chapter or the state statutes shall be \$250.~~

**SECTION 3.** All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies, and should any section, clause, sentence or provision of any item in this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 4.** This Ordinance shall take effect upon its final passage and publication as provided by law.

First Reading: February 13, 2023  
Adoption: March 13, 2023

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**WAYNE SMITH, MAYOR**

**Attest:**

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**KIMBERLY JOHNSON, MUNICIPAL CLERK**