

**TOWNSHIP OF GREENWICH
COUNTY OF CUMBERLAND**

PROPOSED ORDINANCE NO. 66-2023

**AN ORDINANCE ADOPTING INTERNATIONAL PROPERTY MAINTENANCE CODE
AND IMPLEMENTING AND ADOPTING A CONTINUED CERTIFICATE OF
OCCUPANCY REGULATION AND APPLICABLE FEES**

This is an Ordinance of the Township of Greenwich adopting the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures; providing 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 in the Township of Greenwich; and providing for a requirement to apply for a continued Certificate of Occupancy and providing for the issuance of permits and collection of fees therefore; repealing all other Ordinances and parts of Ordinances of the Township Greenwich in conflict therewith.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Greenwich, County of Cumberland and State of New Jersey as follows:

SECTION 1. A certain document, three (3) copies of which are on file in the Township of Greenwich being marked and designated as the International Property Maintenance Code, 2021 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code for the Township Greenwich in the County of Cumberland and 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 therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code being on file with the Township Clerk of the Township of Greenwich being hereby referred to, adopted and made a part hereof, as if more fully set forth herein, together with the additions, insertions and changes, if any, prescribed within this Ordinance.

SECTION 2. Certificates of Continued Occupancy

A. No person shall sell or transfer any structure within the Township of Greenwich, County of Cumberland and State of New Jersey unless a Certificate of Continued Occupancy certifying that the structure is in compliance with all provisions of the current version of the International Property Maintenance Code, 2021 edition, and all other applicable Ordinances of the Township of Greenwich is issued.

B. No Certificate of Continued Occupancy shall be issued by the Township of Greenwich until the Zoning Officer determines that all structures were built in conformance with the applicable Ordinances of the Township and the property owner submits to the Zoning and

Construction Office an Application for Occupancy Permit Form, which form has been approved by the Construction Office together with the requisite fee.

SECTION 3. Fees for Continued Certificate of Occupancy

Application forms for Certificates of Continued Occupancy may be obtained at the Offices of the Code Enforcement Officer. The following fees shall be charged for Certificates of Continued Occupancy:

- A. \$50.00

SECTION 4. Penalties

Any person, firm or corporation that shall violate any provision of this Code shall, upon conviction therefore, be subject to penalties and fines of not less than \$50.00 and no more than \$1,000.00 or imprisonment for a term of not to exceed 180 days, or both, at the discretion of the Court. Each day a violation continues after due notice has been served, shall be deemed a separate offense for purposes of calculation of fines. Notices shall be sent to the owner at the address of record in the Township tax record.

Section One. Repealer. All former Ordinances of the Township of Greenwich which are in conflict with the provisions contained in this Ordinance are hereby repealed upon the adoption of this Ordinance.

Section Two. Severability. If any part or parts of this Ordinance are held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance. Nothing in this Ordinance or in the Property Maintenance Code adopted hereby shall be construed to affect any ongoing suit or proceeding impending in any Court or any rights acquired, or liability incurred, or any causes of action acquired or existing under any act or Ordinance hereby repealed nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section Three. This Ordinance and the rules, regulations, provisions, requirements and matters established and adopted hereby shall take effect and be in full force and effect upon the date of final passage and adoption of this Ordinance and publication as required by law.

WILLIAM REINHART, MAYOR

ATTEST:

LISA GARRISON, CLERK

INTRODUCED:

ADOPTED:

