

ORDINANCE #1694

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI (BUILDING AND HOUSING), SECTION 11-6 (BOCA NATIONAL MAINTENANCE CODE) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

ORDINANCE ADOPTING THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

“ORDINANCE ESTABLISHING THE MINIMUM REGULATION 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 INSURE 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 STRUCTURES; KNOWN AS THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE”

An ordinance of the Borough of Keansburg adopting the International Code Council 2021 edition of the *International Property Maintenance Code*, 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 in the Borough of Keansburg; providing for the issuance of permits and collection of fees therefore; repealing Ordinance # 1491 of the Borough of Keansburg and all other ordinances and parts of the ordinances in conflict therewith.

The Mayor and Council of the Borough of Keansburg does ordain as follows:

SECTION 1.

DELETE:

BOCA NATIONAL PROPERTY CODE

ADD:

INTERNATIONAL PROPERTY MAINTENANCE CODE

ORDINANCE #1694

SECTION 2.

That a certain document, three (3) copies of which are on file in the office of the Borough Clerk of the Borough of Keansburg, 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 of the Borough of Keansburg, in the 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 on file in the office of the Borough Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

SECTION 3. The following sections are hereby revised.

- | | |
|----------------|---|
| Section 101.1 | The Borough of Keansburg |
| Section 103.1 | Borough of Keansburg Code Enforcement Department |
| Section 302.4 | WEEDS: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12”. |
| Section 304.14 | INSECT SCREENS: During the period from April 1 to October 1, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any |
| Section 602.3 | HEAT SUPPLY. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming unit, dormitory or guestroom on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1 to May 1 to maintain the room temperatures specified in Section PM 602.2 during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. (16 degrees C.) during other hours. |
| Section 602.4 | HEAT: Occupiable work spaces. Non residential structures. Every enclosed occupied work space shall be supplied with sufficient heat during the period October 1 to |

ORDINANCE #1694

May 1 to maintain a temperature of not less than 65 degrees F. (18 degrees C.) during all work hours.

Exceptions:

1. Processing, storage and operation areas that require cooling or specific temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities. (Ordinance #1240)

SECTION 4.

That Ordinance No. 1694 of the Borough of Keansburg entitled: "ORDINANCE ESTABLISHING THE MINIMUM REGULATION 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 INSURE 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 STRUCTURES; KNOWN AS THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE" and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance. The Mayor and Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 6. That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 7. That the Borough Clerk is hereby ordered and directed to cause this ordinance to be published as required by law.

SECTION 8. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 20 days from and after the date of its final passage and adoption.

A GANNETT COMPANY
ASBURY PARK PRESS | APP.com

Agency:
 BORO OF KEANSBURG
 29 CHURCH ST
 KEANSBURG, NJ 07734
 ATTN:
Acct:ASB-015504

Client: BORO OF KEANSBURG
 29 CHURCH ST,
 KEANSBURG, NJ 07734
 Acct No: ASB-015504

This is not an invoice

Order #	Advertisement/Description	# Col x # Lines	Rate Per Line	Cost
0005384772	ord. 1694 ORDINANCE1694ANORDINANCEAMENDINGANDSUPPLEMEN GCHAPTERXIBUILDINGANDHOUSINGSECTION116BOCANATI ALMAINTENANCECODEOFTHEREVISEDGENERAL	2 col x 169 lines	\$0.44	\$148.72
	<i>Ord. # 1694</i>	Affidavit of Publication Charge	1	\$35.00
	<i>Introduction</i>	Tearsheet Charge	0	\$0.00
		Net Total Due:		\$183.72

Run Dates: 08/24/2022

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY
 I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: *Jh P. Curtis*
 TITLE: *Clerk* DATE: *8/29/22*

CERTIFICATION BY APPROVAL OFFICIAL
 I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:
 APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. # _____

SIGNATURE: _____
 TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:
 I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 08/24/2022

Signature: *Merrill Van*

Federal ID #: 061032273
 Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Asbury Park Press
 New Jersey Press Media Solutions
 P.O. Box 677599

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$148.72 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared Mariah Veckagen at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose, and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

08/24/2022 **A.D 2022**

Nancy Heyrman
Notary Public State of Wisconsin County of Brown

5.15.23
My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI (BUILDING AND HOUSING), SECTION 11-6 (BOCA NATIONAL MAINTENANCE CODE) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

**ORDINANCE ADOPTING THE 2021
INTERNATIONAL PROPERTY MAINTENANCE CODE**

"ORDINANCE ESTABLISHING THE MINIMUM REGULATION 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 INSURE 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 STRUCTURES; KNOWN AS THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE"

An ordinance of the Borough of Keansburg adopting the International Code Council 2021 edition of the *International Property Maintenance Code*, 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 in the Borough of Keansburg; providing for the issuance of permits and collection of fees therefore; repealing Ordinance # 1491 of the Borough of Keansburg and all other ordinances and parts of the ordinances in conflict therewith.

The Mayor and Council of the Borough of Keansburg does ordain as follows:

SECTION 1.

DELETE:
BOCA NATIONAL PROPERTY CODE

ADD:
INTERNATIONAL PROPERTY MAINTENANCE CODE

SECTION 2.

That a certain document, three (3) copies of which are on file in the office of the Borough Clerk of the Borough of Keansburg, 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 of the Borough of Keansburg, in the 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 on file in the office of the Borough Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

SECTION 3. The following sections are hereby revised.

- Section 101.1 The Borough of Keansburg
- Section 103.1 Borough of Keansburg Code Enforcement Department
- Section 302.4 WEEDS: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12".
- Section 304.14 INSECT SCREENS: During the period from April 1 to October 1, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any
- Section 602.3 HEAT SUPPLY. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming unit, dormitory or guestroom on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1 to May 1 to maintain the room temperatures specified in Section PM 602.2 during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. (16 degrees C.) during other hours.
- Section 602.4 HEAT: Occupiable work spaces. Non residential structures. Every enclosed occupied work space shall be supplied with sufficient heat during the period October 1 to May 1 to maintain a temperature of not less than 65 degrees F. (18 degrees C.) during all work hours.

Exceptions:
 1. Processing, storage and operation areas that require cooling or specific temperature conditions.
 2. Areas in which persons are primarily engaged in vigorous physical activities. (Ordinance #1240)

SECTION 4.

That Ordinance No. 1694 of the Borough of Keansburg entitled: "ORDINANCE ESTABLISHING THE MINIMUM REGULATION 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 INSURE 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 STRUCTURES; KNOWN AS THE 2021 INTERNATIONAL PROPERTY

MAINTENANCE CODE and all other ordinances or parts or ordinances in conflict herewith are hereby repealed.

SECTION 5. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance. The Mayor and Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 6. That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 7. That the Borough Clerk is hereby ordered and directed to cause this ordinance to be published as required by law.

SECTION 8. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 20 days from and after the date of its final passage and adoption.

INTRODUCTION

Public Notice is hereby given that the above ordinance was duly adopted on first reading by the Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey on August 17, 2022 and that said Ordinance will be considered for final adoption at the meeting of said Borough Council to be held at Keansburg Borough Hall, 29 Church Street, Keansburg, New Jersey on the 21st day of September, 2022 at 7:00 p.m. or as soon thereafter as the matter can be heard at which time and place public hearing will be held prior to final passage of said ordinance and all persons will be given the opportunity to be heard concerning the same.

Thomas P. Cusick
Municipal Clerk

(\$148.72)

2025384772.61

A GANNETT COMPANY
ASBURY PARK PRESS | APP.com

Agency:
 BORO OF KEANSBURG
 29 CHURCH ST
 KEANSBURG, NJ 07734
 ATTN:
Acct: ASB-015504

Client: BORO OF KEANSBURG
 29 CHURCH ST,
 KEANSBURG, NJ 07734

Acct No: ASB-015504

This is not an invoice

Order #	Advertisement/Description	# Col x # Lines	Rate Per Line	Cost
0005430591	1694 THE FOLLOWING ORDINANCE WAS PASSED AND APPROVED UPON ITS SECOND AND FINAL READING AND UPON ITS PUBLIC HEARING BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF KEANSBURG	2 col x 26 lines	\$0.44	\$22.88
	<i>Ord. # 1694</i>	Affidavit of Publication Charge	1	\$35.00
	<i>FINAL</i>	Tearsheet Charge	0	\$0.00
		Net Total Due:		\$57.88

Run Dates: 09/29/2022

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY
 I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: *M. P. Kusin*
 TITLE: *Clerk* DATE: *10/6/22*

CERTIFICATION BY APPROVAL OFFICIAL
 I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. # _____

SIGNATURE: _____
 TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:
 I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 09/29/2022

Signature: *D. Roberts*

Federal ID #: 061032273

Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Asbury Park Press
 New Jersey Press Media Solutions
 P.O. Box 677599

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$22.88 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared *D. Roberts* at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

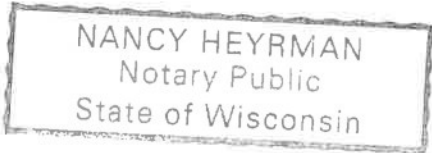
09/29/2022 **A.D 2022**

Nancy Heyrman

Notary Public State of Wisconsin County of Brown

5.15.23

My commission expires



The following ordinance was passed and approved upon its second and final reading and upon its public hearing by the Municipal Council of the Borough of Keansburg, New Jersey on September 21, 2022 and was ordered adopted and approved after publication required by law.

Jo-Ann O'Brien
Deputy Municipal Clerk

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI (BUILDING AND HOUSING), SECTION 11-6 (BOCA NATIONAL MAINTENANCE CODE) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

ORDINANCE ADOPTING THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
"ORDINANCE ESTABLISHING THE MINIMUM REGULATION 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 INSURE 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 STRUCTURES; KNOWN AS THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE"
(\$22.88)

0005430591-01