

Eff: 8/26/24

ORDINANCE NO. 2024-18

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN,  
COUNTY OF OCEAN, STATE OF NEW JERSEY  
AMENDING VARIOUS SECTIONS OF THE  
TOWNSHIP CODE TO REFERENCE THE  
INTERNATIONAL PROPERTY MAINTENANCE  
CODE**

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Township Committee of the Township of Ocean, County of Ocean, and State of New Jersey that the following revisions of certain sections of the Township Code are hereby amended to replace reference with the BOCA Property Maintenance Code with the currently adopted International Code Council Property Maintenance Code:

**SECTION 1.**

Chapter 280 of the Township Code entitled "Property Maintenance" and specifically Article IV thereof entitled "Property Maintenance Code" shall read as follows:

**§280-13 Adoption by Reference.**

The ICC (International Code Council) Property Maintenance Code, which is currently adopted as may be amended, is hereby adopted by reference pursuant to N.J.S.A. 40:49-5.1, as the appropriate property maintenance code for all structures and property located within the municipality.

**§280-14 Copies on file.**

Three copies of the currently adopted ICC International Property Maintenance Code shall remain on file at the office of the Municipal Clerk upon introduction of the ordinance codified in this article and shall remain on file thereafter the ordinance is adopted.

**SECTION 2.**

**§221-1 Exterior Lighting Standards.**

- A. Unchanged.
- B. Unchanged.
- C. All light fixtures shall conform with the applicable requirements of the ICC Basic Energy Conservation Code and the Lighting Power Budget Determination Procedure, EMS-1, of the Illuminating Engineer's Society.
- D. Unchanged.

**SECTION 3.**

**§410-38 Lot and area requirements for accessory buildings.**

- A. Unchanged.
- B. Unchanged.
- C. Unchanged.
- D. Unchanged.
- E. No habitable or occupiable space, as defined by the most recent and current edition of the ICC, shall be permitted above the maximum top plate height.
- F. Unchanged.
- G. Unchanged.
- H. Unchanged.
- I. Unchanged.
- J. Unchanged.
- K. Unchanged.
- L. Unchanged.

## SECTION 4.

### §299-7 Special zoning restrictions.

A. Commercial/Industrial District. No signage is allowed in commercially zoned areas except as follows and which are for those services only if properly allowed and legally offered on the premises. A permit is required for all permissible signs in accordance with this chapter.

- (1) Unchanged.
- (2) Unchanged.
- (3) Unchanged.
- (4) Unchanged.
- (5) Unchanged.
- (6) Unchanged.
- (7) Unchanged.
- (8) Unchanged.
- (9) Unchanged.
- (10) Unchanged.
- (11) Awing signs.
  - (a) Unchanged.
  - (b) Vinyl fabric coverings are to be 14 ounces per yard minimum weight with certification as to tensile strength and flame resistance to meet industry standards and NFPA and ICC codes.
  - (c) Fastening and/or structural attachments to buildings must be only to structural members of sufficient size and strength to meet ICC standards.
  - (d) Unchanged.
  - (e) Unchanged.
  - (f) Unchanged.

(g) Unchanged.

(12) Unchanged.

B. Unchanged.

**SECTION 5.** Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.


**SECTION 6.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 7.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 8.** This ordinance shall take effect after second reading and publication as required by law.

### NOTICE

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Ocean on the 16<sup>th</sup> day of July, 2024, and will be considered for second and final passage at a meeting of the Township Committee to be held on the 20<sup>th</sup> day of August, 2024, at 6:00 PM. at the Municipal Building located at 50 Railroad Avenue, Waretown, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

  
**DIANE B. AMBROSIO, RMC, Clerk**  
Township of Ocean

**DASTI STAIGER**

ATTORNEYS AT LAW

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