

TOWNSHIP OF SCOTCH PLAINS

ORDINANCE NO. 2023-27

ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF SCOTCH PLAINS
CHAPTER 18 - ENTITLED "PROPERTY MAINTENANCE", IN RESPECT TO
PROPERTY MAINTENANCE ENFORCEMENT.

BE IT ORDAINED, by the Mayor and Council of the Township of Scotch Plains, within the County of Union and State of New Jersey, as follows:

CHAPTER XVIII PROPERTY MAINTENANCE

SECTION 1. Chapter XVIII, "Property Maintenance" of the Code of the Township of Scotch Plains is hereby amended to read as follows:

§ 18-5.1 General.

[Ord. #16-2008; amended 8-10-2021 by Ord. No. 2021-19]

For purposes of property maintenance enforcement, the Construction Code Official and the Fire Official shall be designated and hereafter jointly and each known as the "Code Official."

18-15.2.10 **Appearance of Exterior of the Premises and Window-Display Area.**

[Ord. #16-2008]

The exterior of the premises shall be maintained so that the appearance thereof shall reflect a level of maintenance in keeping with the standards of the neighborhood, or such higher standards as may be adopted by the Township, and such that the appearance thereof shall not constitute a blighting effect upon neighboring properties or an element leading to a progressive deterioration and downgrading of neighboring properties with an accompanying diminution of property values including the following:

a.

Landscaping. The landscaping of premises shall be maintained in an orderly state with lawns and bushes trimmed and free from becoming overgrown, weeds or any vegetation growing from between any block and/or paver surface area and/or sidewalk, littered and unsightly where such would constitute a blighting effect, depreciating adjoining, and nearby property. Open areas shall be graded evenly to eliminate holes, depressions, gullies, mounds, accumulations of debris, or other unsightly or unsafe conditions.

18-15.2.13 **Brush, Weeds and Other Vegetation.**

[Ord. No. 2016-8]

It shall be unlawful for any owner, lessee, or occupant of any lot or land to permit or maintain on such lot or land, within a distance of 200 feet of any building, sidewalk, public place or the curblin of any street, any growth of weeds, grass or brush to a height of six inches or more, or any dead or dying trees, stumps, roots or other rank vegetation, and failure to remove such items within ten days after service of notice is hereinafter provided in subsection 18-15.2.15.

(Added) 18-15.2.13.1 **SIGHT TRIANGLE AT INTERSECTIONS.**

[Ord. No. 74-46; Ord. No. 21-01]

§ 18-15.2.13.1 **Definition.**

SIGHT TRIANGLE or SIGHT EASEMENT — Means the assignable rights and restrictions to the triangular shaped portion of land established at street or driveway intersections in accordance with Township ordinances, in which nothing shall be constructed, erected, placed, planted or allowed to grow in such a manner as to obstruct vision. The sight triangle shall be bounded by the edge of pavement or, in the absence of pavement, edge of travelway, and a straight line connecting sight points established by the table below.

Speed Limit on Main Roadway	Sight Distance (in feet)
25	300
30	380

Speed Limit on Main Roadway	Sight Distance (in feet)
35	470
40	580
45	700

Line of sight shall be maintained from a point ten feet from the main roadway's edge of pavement, at a height of three feet, to a point at the center of the closest travel lane, for each direction of intersecting travel, at a height of two feet. An object of two-foot height shall be continuously visible from the specified minimum distance and all points closer within the established sight triangle. At uncontrolled intersections, the sight distances above may be applied to each approach.

§ 18-15.2.13.2 Owner's Responsibility.

Where the Township has deemed it necessary and expedient for the preservation of the public safety, the owner or owners, tenant or tenants of lands lying within the Township shall keep all brush, hedges, fences, walls, plant life, embankments, and other objects, within ten feet of any roadway or within the sight triangle formed by the intersection of two roadways, or by the intersection of a driveway and a roadway, from obstructing the visibility of drivers.

§ 18-15.2.13.3 Notice.

The owners, or tenants of such property aforesaid shall keep such brush, hedges, plant life, fences, walls, embankments and other objects at a height below a driver's line of sight as previously described, within ten days of receipt of notice from the Township of Scotch Plains' Police dept.

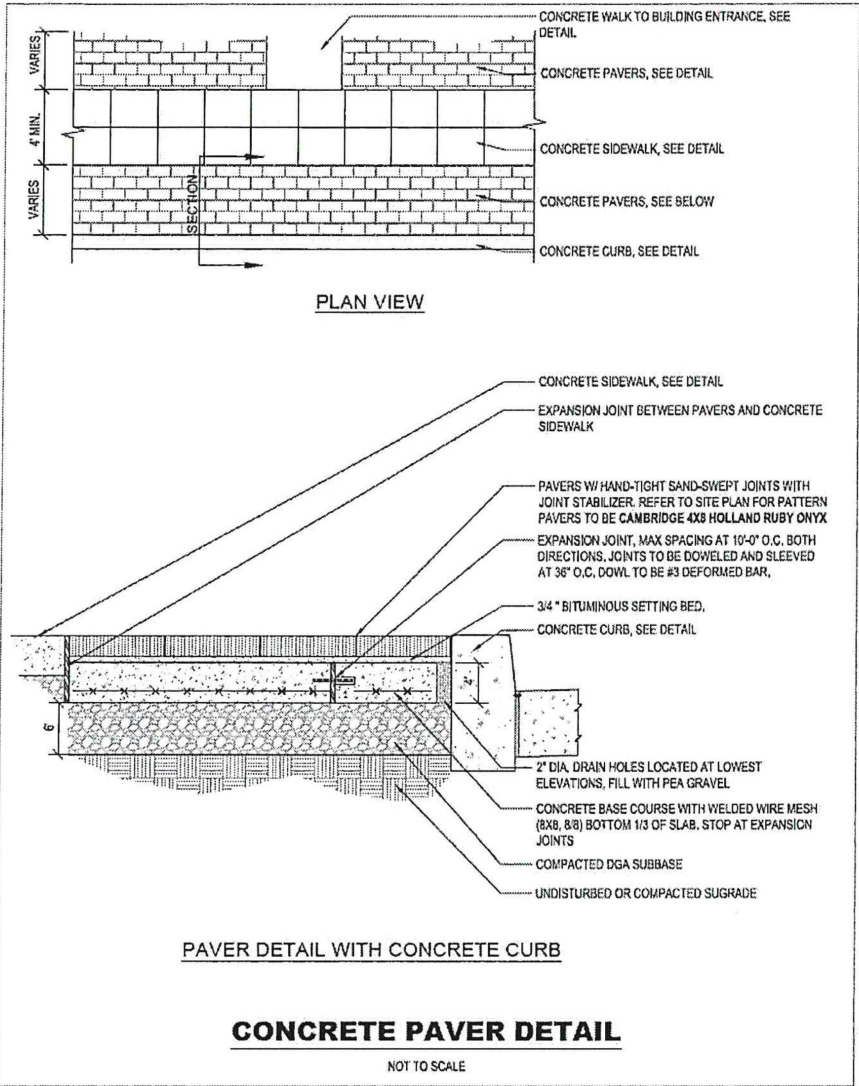
18-15.2.3 Sidewalks and Driveways.

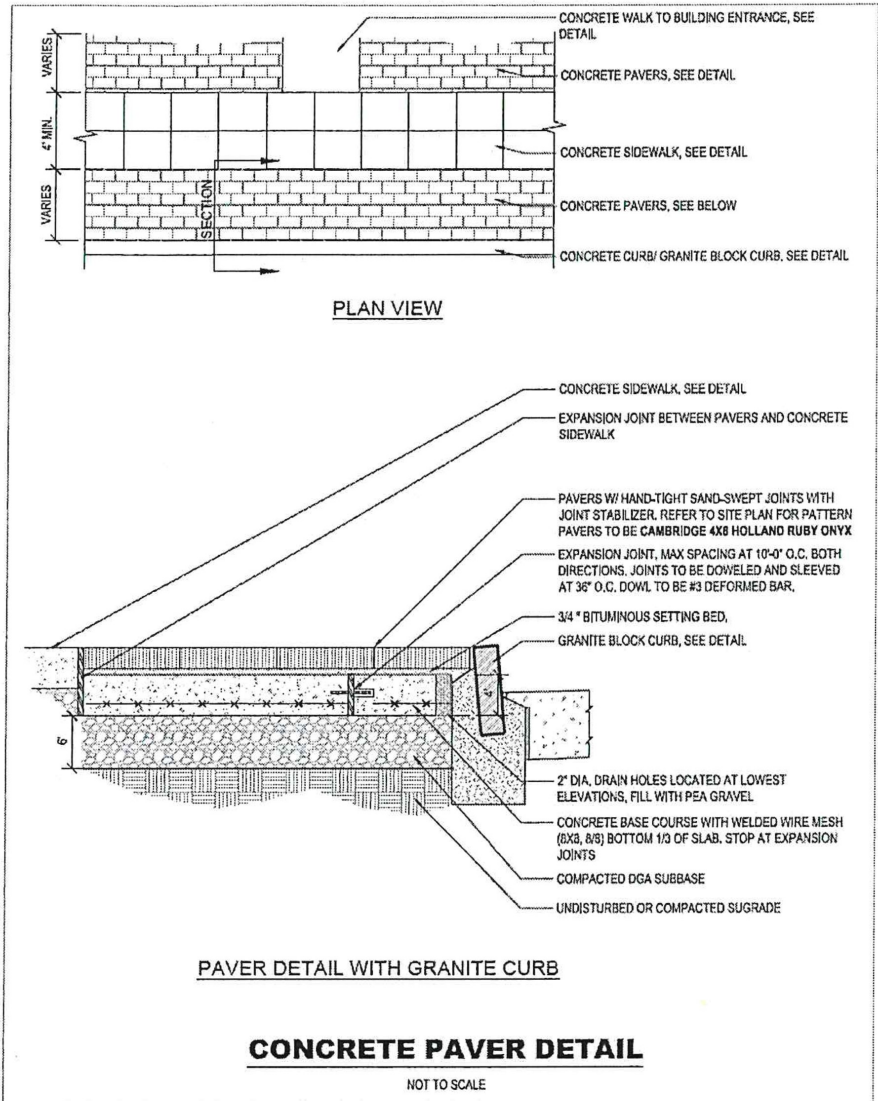
[Ord. #16-2008]

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

18-15.2.3.1 Owners Responsibility (Sidewalks/Frontage)

Where the Township has deemed it necessary and expedient for the preservation of the public safety, the owner or owners, tenant or tenants of lands lying within the Township shall keep all sidewalks free of debris and in a safe manner, not to cause any tripping hazards. Should a repair of the sidewalk and/area of frontage need any repair requiring (50%) or more to be repaired or replaced, the entire sidewalk/frontage shall be replaced with the new block/paver standard as Reference 22-6.2 Schedules for Pavements, Curbing and Sidewalks*, **, ***.






Strike out items to be deleted-----
 Items outlined in Red to be added

SECTION 2. If any portion of this ordinance shall be determined to be invalid, such determination shall not affect the validity of the remaining portions of said ordinance.

SECTION 3. This ordinance shall take effect upon final passage and publication in accordance with law.


 Joshua Losardo, Mayor

ATTEST:


 Bozena Lacina, RMC
 Township Clerk

INTRODUCTION: November 13, 2023
 ADOPTION: December 12, 2023
 FINAL PUBLICATION: December 21, 2023