

ORDINANCE 2024-23

AN ORDINANCE OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 258 OF THE BOROUGH CODE, ENTITLED "PROPERTY MAINTENANCE"

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Borough of South River, County of Middlesex, State of New Jersey, as follows:

SECTION 1. Chapter 258 of the Borough Code of the Borough of South River, entitled Property Maintenance, is hereby amended as supplemented to amend Article IV entitled Property Maintenance code so as to amend §258-25 entitled Inspections Section B to read entirely as follows:

§258-25 Inspections.

C. Residential Resale Certificate. No person, agency, corporation, partnership, firm, company, owner, real estate agent, broker or any other individual shall hereafter sell an existing residential or commercial property without first obtaining from the office of the Code Enforcement Official a Residential Resale Certificate stating that, at the time of the proposed sale by such person, the premises complies with all applicable ordinances of the Borough of South River.

SECTION 2. Chapter 258 of the Borough Code of the Borough of South River, entitled Property Maintenance, is hereby amended as supplemented to amend Article IV entitled Property Maintenance code so as to amend §258-25 entitled Inspections Section B to read entirely as follows:

§258-26 Procedures.

C. Residential Resale Certificate. The Code Enforcement Official shall prepare appropriate application forms for a Residential Resale Certificate and shall make said forms available in the office of the Code Enforcement Official. These forms shall be requested and completed by the owner, agent, broker or other individual of such properties stated in § 258-25C, inspections arranged for and completed, and the certificate granted before any actual change in occupancy shall take place. The owner or his designee shall make application for an inspection under this section at least 10 business days prior to any change in occupancy, and the Residential Resale Certificate inspection shall occur before a change in occupancy is permitted. The Code Enforcement Official or his designee shall make an inspection and issue a Residential Resale Certificate if the building and property complies with the Property Maintenance Code of the Borough of South River. The Residential Resale Certificate shall be valid for a period of 60 days from the date of issue.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. 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.

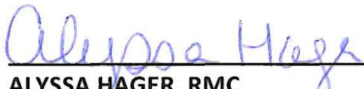
SECTION 5. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on May 13th, 2024, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 10th day of June, 2024, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.


Introduced 5-13-24

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman Balazs</i>		X	X			
<i>Councilman Ciulla</i>	X		X			
<i>Councilman Dziemian</i>			X			
<i>Councilman Frost</i>			X			
<i>Councilman Gurchensky</i>			X			
<i>Council President Krenzel</i>			X			


ALYSSA HAGER, RMC
BOROUGH CLERK

Adopted 6-10-24

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman Balazs</i>	✓		✓			
<i>Councilman Ciulla</i>		✓	✓			
<i>Councilman Dziemian</i>			✓			
<i>Councilman Frost</i>			✓			
<i>Councilman Gurchensky</i>			✓			
<i>Council President Krenzel</i>			✓			


ALYSSA HAGER, RMC
BOROUGH CLERK

SIGNED BY:


PETER S. GUINDI

ATTESTED BY:


ALYSSA HAGER, RMC