

**ORDINANCE NO. 2024-16**

**AN ORDINANCE OF THE TOWNSHIP OF STAFFORD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
SUPPLEMENTING CHAPTER 158 OF THE TOWNSHIP  
CODE, ENTITLED "PROPERTY MAINTENANCE" SO AS  
TO AMEND VARIOUS SECTIONS**

**NOW, THEREFORE, BE IT ORDAINED**, by the governing body of the Township of Stafford, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** The Township Code of the Township of Stafford is hereby supplemented as to Chapter 158, entitled "Property Maintenance," so as to amend various sections, which sections shall now read as follows:

**§ 158-1 Adoption of code by reference.**

The applicable provisions of the International Property Maintenance Code 2021, as determined by the Construction Official or the Zoning Officer, and all terms contained therein, except such portions as are hereinafter deleted, modified, changed or amended, are hereby adopted and incorporated as fully as if they were set forth at length herein.

**§ 158-1.1 Amendment to Code.**

- A. Chapter 1 entitled, "Scope and Administration", is hereby deleted in its entirety.
- B. Section 302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- C. Section 302.7 Accessory Structures is revised and amended as follows: All accessory structures, including detached garages, fences, bulkheads, retaining walls and other walls, shall be maintained structurally sound and in good repair. Section 302.7 of the International Property Maintenance Code is revised and amended as follows:  

All accessory structures, including detached garages, fences, bulkheads, retaining walls and other walls, shall be maintained structurally sound and in good repair.

**§ 158-1.2 Amendment to Chapter 7, Fire Safety Requirements of the Code.**

Section 702.1 of the International Property Maintenance Code is revised and amended as follows:

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. "Appropriate fire access," defined as an area 23 feet wide by 15 feet high, shall be maintained in the exterior premises of all

properties. Said fire access shall take into account all natural and unnatural potential obstructions, including but not limited to tree limbs, utility wires and lighting fixtures. Said access is necessary to provide geometry suitable for circulation by a Township fire vehicle, such as a B-40 vehicle, as contained within the AASHTO design manual.

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 3.** 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 4.** 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 Council on first reading at a meeting of the Township Council of the Township of Stafford held on the 21<sup>st</sup> day of May, 2024, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the 18<sup>th</sup> day of June, 2024 at 7:00 p.m., at the Municipal Courtroom, located at 260 East Bay Avenue, Manahawkin, 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.

  
SUSAN M. FARRELL, RMC, CMR  
TOWNSHIP CLERK

Introduction: May 21, 2024

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Esposito		✓	✓			
Otte			✓			
Krier			✓			
Steadman			✓			
LaRocca			✓			
Mower	✓		✓			
Henken			✓			

Adoption: June 18, 2024

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Esposito		✓	✓			
Otte	✓		✓			
Krier			✓			
Steadman			✓			
LaRocca			✓			
Mower			✓			
Henken						✓

**CERTIFICATION**

I, **SUSAN M. FARRELL**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing Ordinance was duly adopted on second reading and public comment by the Stafford Township Governing Body at their meeting held on the **18<sup>th</sup>** day of **June, 2024**.

  
**SUSAN M. FARRELL, RMC**  
**MUNICIPAL CLERK**