

A certain document, three copies of which are on file in the office of the Woolwich Township Construction Code Official of the Township of Woolwich, being marked and designated as the "International Property Maintenance Code, 2003 Edition," as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Township of Woolwich 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 therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Township of Woolwich are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in § 143-2 of this chapter.

§ 143-2 Revisions.

The following sections are hereby revised:

Section 101.1 Title	Insert: Township of Woolwich
Section 103.5 Fees	Insert: (Schedule of Fees)
Section 304.14 Insect Screens	Insert: January 1-December 31
Section 602.3 Heat Supply	Insert: September 1-June 1
Section 602.4 Occupiable Work Spaces	Insert: September 1-June 1

§ 143-3 Repealer.

Chapter 143 entitled "Property Maintenance" of the Code of the Township of Woolwich and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

§ 143-4 Construal of provisions.

Nothing in this chapter 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or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in § 143-2 of this chapter, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

Article II: Vacant, Abandoned and Foreclosed Properties

[Adopted 9-3-2013 by Ord. No. 2013-06]

AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER 143 OF THE CODE OF THE TOWNSHIP OF WOOLWICH ENTITLED "PROPERTY MAINTENANCE"

2015-20

WHEREAS, Chapter 143 of the Code of the Township of Woolwich entitled "Property Maintenance" sets forth general standards and regulations related to the maintenance of properties within the Township of Woolwich; and

WHEREAS, Section 143-1 adopts the "International Property Maintenance Code" for regulating and governing the conditions and maintenance of all property, buildings and structures; and

WHEREAS, it is the intent of this Ordinance to amend said section of said Ordinance by clarifying the duties and responsibilities of property owners and operators;

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Woolwich as follows:

SECTION I. Amendments

1. That Chapter 1143 Section 1 of the Code of the Township of Woolwich entitled "Property Maintenance" be amended to add the following language:

Maintenance of residential and non residential property.

The duties and responsibilities of owners and operators are as follows:

- a. The duties of the owner and operator as herein stated are coextensive with provisions of 2009 International Property Maintenance Code and any other relating Ordinance/Code and its Chapters of the Township of Woolwich and State Housing Code.
- b. Hazards and unsanitary conditions. The grounds related to buildings shall be keep free of hazards and nuisances, including but not limited to the following:
 1. Refuse, brush, weeds broken glass, stumps, roots, obnoxious growths, filth. Garbage, trash, debris, slippery conditions and excretion of pets and other animals on paths, walks, driveways, parking lot, and parking areas.
 2. Noxious weeds (see 302.4 Weeds of the 2009 International Property Code).
 3. Natural growth such as dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions or storm damage, constitute a hazard to persons in the vicinity thereof.
 4. Ground surface hazards such as holes, excavations, breaks, projections, obstructions, icy conditions, unclean snow on paths, walks, and parking lots, upon discovery such hazards should be properly marked and protected until the hazard is eliminated. **All icy conditions, unclean snow on paths, walks, sidewalks and parking lots shall be removed of all snow and ice or in the case of ice which may be so frozen as to make removal impractical, shall cause the same to be thoroughly covered with sand, salt or cinders within 24 hours after the same shall**

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 21st day of September, 2015. It will further be considered for final adoption upon second reading and subsequent to a public hearing to be held on such Ordinance, at the next regular meeting of the Woolwich Township Committee at which time any interested person(s) may be heard. Said meeting to be conducted on the 5th day of October, 2015, at the Woolwich Township Municipal Building, beginning at 7:00 p.m.

Jane DiBella, Clerk