

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

**2020-01**

**WHEREAS**, Chapter 143 of the Code of the Township of Woolwich entitled “Property Maintenance” was adopted by the Township of Woolwich to address abandoned, vacant and foreclosed properties; and

**WHEREAS**, Section 15 of Chapter 143 entitled “Re-occupancy and/or Sale of Property” addresses the means through which a Certificate of Occupancy shall be issued for abandoned, vacant and foreclosed properties; and

**WHEREAS**, financial institutions, in particular, have acquired titled to certain properties and are often unwilling to fund the updates and repairs necessary to obtain a Certificate of Occupancy due to the fact that the market value of certain properties is less than the loan balance applicable to the Institution’s recorded mortgage; and

**WHEREAS**, in certain instances, Sellers list their properties for sale in “as is” conditions; and

**WHEREAS**, the Township of Woolwich is aware of Buyers who desire to purchase properties with the intent to perform necessary repairs either to reside at the property or to resell the properties in an improved condition; and

**WHEREAS**, the requirement currently in the Code that a Certificate of Occupancy must be issued prior to sale has proven to discourage or eliminate part of the real estate marketplace consisting of such purchasers and/or investors; and

**WHEREAS**, removing the language from the Code requiring the issuance of a Certificate of Occupancy prior to transfer of title would encourage the sale of properties in “as is” condition that currently constitute a nuisance and potential health hazard both on the property itself as well as adjoining properties; and

**WHEREAS**, the Township, by and through its Construction Code Department, has an interest in performing a detailed inspection prior to the transfer of title and further to ensure that any work conducted on said property was permitted and inspected during prior ownership; and

**WHEREAS**, the Township Committee of the Township of Woolwich finds that removing the Certificate of Occupancy condition and replacing it with an obligation to obtain a Municipal Inspection will encourage transfer of title and subsequent upgrades and repairs to the betterment of the overall community while protecting the Township and its residents; and

**WHEREAS**, it is necessary to adopt an Ordinance to make the desired change;

**NOW THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Woolwich, County of Gloucester, State of New Jersey that Section 15 of Chapter 143 is hereby repealed in its entirety and replaced with the following:

**143-15 Re-occupancy and/or Sale of Property**

A vacant building or structure on abandoned or foreclosed property shall not be occupied until all violations have been corrected in accordance with the violation or correction notices issued and a

Certificate of Occupancy has been issued by the Woolwich Township Construction Code Office. All mechanical, electrical, plumbing and structural systems shall be certified by a licensed contractor as being in good repair, the provisions of the International Property Maintenance Code or its successor, complied with and all blight removed. Further, work conducted on said property that was not permitted and approved by the Woolwich Township Construction Code Office shall be permitted, inspected and approved. In addition, a Certificate of Occupancy shall not be issued until all outstanding costs, assessments and/or liens owed to the Township have been paid in full.

Prior to transferring title to such a property, the Buyer or Seller shall obtain a Housing Code Inspection from the Municipality, and all deficiencies noted in the resulting Inspection Report shall be addressed to the satisfaction of the inspector prior to the issuance of a Certificate of Occupancy. Transfer of title may occur after the Report is issued but before a Certificate of Occupancy is issued.

**Inconsistency:**

All Ordinances or parts of Ordinances that are inconsistent with the terms of this Ordinance are hereby repealed to the extent of their inconsistency.

**Effective Date:**

This Ordinance shall take effect immediately upon proper passage, publication in accordance with law and after final adoption as provided by law.

TOWNSHIP OF WOOLWICH

\_\_\_\_\_  
Vernon Marino, Mayor

ATTEST: \_\_\_\_\_  
Jane DiBella, Clerk

NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Woolwich, held on the 3rd day of February, 2020 and will be considered for final passage at a meeting of the Township Committee of the Township of Woolwich, to be held on the 18<sup>th</sup> day of February, 2020 at 6:00 p.m. at which time and place any interested party will be given the opportunity to be heard.

Jane DiBella, Township Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted by the Township Committee of the Township of Woolwich upon second reading and subsequent to a public hearing conducted on said Ordinance at a meeting of the Woolwich Township Committee held on February 18, 2020.

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Jane DiBella, Clerk



# WOOLWICH TOWNSHIP

120 Village Green Drive

Woolwich Township, New Jersey 08085  
Main: 856.467.2666 Fax: 856.467.3545

**Vernon R. Marino**  
Mayor

**Jane DiBella**  
Administrator

Date:

Re: (Property Address)  
Woolwich Township, Block \_\_\_\_\_, Lot \_\_\_\_\_

To Whom it may concern;

I am the Construction Code Official for the Township of Woolwich. Pursuant to Township Code 143-15. I have performed a Housing Code Inspection for the subject property and have generated a report of those items that need to be addressed before the issuance of a Certificate of Occupancy. The Housing Code Inspection satisfies the Township's requirements for transfer of title.

Please contact my office at 856-467-2666 x 3102 if I may be of further assistance.

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James A. Sabetta, Construction Code Official

## **CURRENT CODE**

143-15 Re-occupancy and/or sale of property

A vacant building or structure on abandoned or foreclosed property shall not be occupied until all violations have been corrected in accordance with the violation or correction notices issued and a certificate of occupancy has been issued by the Township Construction Office. All mechanical, electrical, plumbing and structural systems shall be certified by a licensed contractor as being in good repair, the provisions of the International Property Maintenance Code, or its successor, complied with and all blight removed. In addition, a certificate of occupancy shall not be issued until all outstanding cost, assessments and/or liens owed to the Township have been paid in full.