

**SHREWSBURY TOWNSHIP  
ORDINANCE # 2024-10**

**ORDINANCE AMENDING AN ORDINANCE ESTABLISHING PROPERTY MAINTENANCE  
STANDARDS FOR THE TOWNSHIP OF SHREWSBURY**

**WHEREAS** Shrewsbury Township adopted an Ordinance establishing property maintenance standards for the Township of Shrewsbury on April 12, 2005; and

**WHEREAS** Shrewsbury Township amended Ordinance #3.22.05 on July 10, 2012; and

**WHEREAS** Shrewsbury Township intends to amend the aforesaid in order to adopt the International Property Maintenance Code.

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Township Committee of the Township of Shrewsbury that Ordinance establishing property maintenance standards for the Township of Shrewsbury is hereby amended as follows:

**Section I. DEFINITIONS**

a. **Brush** - Discarded limbs, twigs and other portions of trees that are discarded when trimming or cutting of trees and other limbs, twigs and other portions of trees that have fallen from trees and any collection of bushes, undergrowth, twigs and limbs and other discarded portions of trees.

b. **Litter** – Any used or unconsumed substance or waste material which has been discarded whether made of aluminum, glass, plastic, rubber, paper or other natural or synthetic material or any combination thereof, including but not limited to any bottle, jar or can or any top, cap or detachable tab of any bottle, jar or can, any unlighted cigarette, cigar, match or any flaming or glowing material, or any garbage, trash, refuse, debris, rubbish, grass clippings or other lawn or garden waste, newspaper, magazines, glass, metal, plastic, paper containers or other packaging or construction material.

c. **Motor Vehicle** – Any automobile, omnibus, road tractor, trailer, truck, truck tractor, motorcycle, moped, boat trailer or vehicle as defined in N.J.S.A. 39:1-1.

d. **Owner** – Generally refers to the person who possesses title to the property. In the case of a cooperative, the owner is the cooperative association. In case of condominium the owner is owner of unit and/or association.

e. **Person in Control** – Is a person or entity who lacks title to property but is in possession and control either as a tenant or under other form of contract relationship with owner.

f. **Debris** – Scattered remains or matter broken, destroyed or discarded.

g. **Construction Materials** – Items of tangible personal property purchased by an owner, tenant or contractor for incorporation into property as a physical component part of such property to be utilized or having been utilized for construction purposes.

h. **Bulky Trash** – Large items of solid waste which because of their size or weight require handling other than normal use for municipal waste, and includes but is not limited to tree trunks, auto bodies, large household appliances, furniture and drums.

**Section II. ADOPTION OF INTERNATIONAL PROPERTY MAINTENANCE CODE**

A certain document, which is on file at the Office of the Township Clerk, being designated as the “2018 International Property Maintenance Code” be and is hereby adopted as the Property Maintenance Code of the Township of Shrewsbury, County of Monmouth and State of New Jersey, for the control of buildings and structures as herein provided and property maintenance and each and all of the regulations, provisions, penalties, conditions and terms of the International Property Maintenance Code (referred to as IPMC) are hereby referred to, adopted and made a part hereof as if fully set out in the Chapter with the additions, insertions, deletions and changes, if any, prescribed below.

### **Section III. ADDITIONS, INSERTIONS AND CHANGES**

The International Property Maintenance Code is amended and revised in the following respects:

a. Page numbers referred to the location of amendments in the document marked and designated as the “International Property Maintenance Code,” a copy of which is on file in the Clerk’s office of Shrewsbury Township and remains in full effect as authorized by the adoption of this Ordinance and allows for future additions, insertions and changes. Section I through X continue to be incorporated in the Property Maintenance Ordinance in addition to the International Property Maintenance Code, but where there is a conflict, the International Property Maintenance Code shall take preference.

### **Section IV. EXTERIOR PROPERTY AREAS**

The owner and person in control of each premises or entity in the Township shall maintain the exterior property and confines with the following regulations:

a. **Sanitation** – All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall be responsible for that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition and free of hazards and nuisances. The owner shall be responsible for the entire property owned.

b. **Sidewalks and Driveways** – all sidewalks, walkways, stairs, driveways and parking spaces in similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

c. **Removal of Weeds, Brush and Other Impediments** – all premises and exterior property shall be maintained free from weeds, grass, brush or plant growth in excess of ten (10”) inches. All noxious weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall be removed where the same are inimical to the preservation of public health, safety or the general welfare of the Township residents or which may constitute a fire hazard. Weeds and grass shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, that this term shall not include cultivated flowers and gardens.

d. **Public Streets and Sidewalks** – The owner or owners, person in control, tenant or tenants of all lands abutting on any highway or public street or avenue in the Township shall remove all grass, weeds, brush and other impediments and shall trim where deemed necessary trees, bushes and hedges where they serve as impediments of part of the street, avenue, or highway, sidewalks or gutters bordering or abutting to said lands.

e. **Inoperable and Abandoned Motor Vehicles and Boats and Bulky Trash and Construction Debris** - The owner and owners, tenant or tenant and persons in control of all lands, shall not leave or store any inoperable motor vehicle, abandoned vehicle or boat on any public lands or private premises, for a period of more than 5 days, or leave any bulky trash or construction debris on public or private premises, exterior to any building, for a period in excess of 48 hours.

f. **Abutting Owners to Pay and Maintain Sidewalks** – It is hereby made the duty of the respective owners of land fronting or abutting any existing sidewalk to:

1. Pave, maintain and keep and repair the sidewalks in front of or abutting upon said respective lands in the manner provided by this Ordinance.

2. Replace immediately any sidewalk that may become broken.

g. **Abutting Owners to bear costs of Paving and Repair, Permit Requirement: Conformity with Township Specifications** - The full cost of the paving of said sidewalks, including costs of inspection by the Township Engineer shall be borne by the abutting property owner. Materials furnished and workmanship performed in the construction of all sidewalks shall be in strict conformity to the standard specifications for sidewalk construction adopted by and recommended by the

Township Engineer. Any person desiring to pave or repair any sidewalks shall obtain a permit from the Township Clerk, said application of which shall be reviewed by the Township Engineer in terms of material and design and approved or disapproved based on the Township Engineer's standards. The permit fee to lay sidewalks and curbs shall be \$25.00 for each 25 linear ft. of frontage or a part thereof.

**h. Sewer and Water Lateral Maintenance.**

1. Definition of Sewer or Water Lateral: Shall mean the sanitary sewer or water line running from the water or sewer main, if the water or sewer line is installed within the street cartway. If the sanitary sewer main or water main is installed in the sidewalk area or within the easement area, then the line running from the saddle or fitting at the connection point to the main to the private unit.

2. Maintenance by Customer or Private Property Owner: All connections or laterals, whether water or sewer, from the main, saddle, clean out or curb stop, whichever is reached first, to the customer or private property owner's building, shall be maintained by the customer or private property owner in good order. All leaks in such connections or laterals, whether sewer or water, must be repaired immediately by the owner or occupant of the private premises. The customer or owner shall be responsible for notifying the Township of Shrewsbury of the party contracted to do any work on the customer or property owner's building or lateral prior to the work being commenced and shall follow all of the ordinances of the Township concerning such construction. Any work not acceptable or in violation of local ordinance or state law shall immediately be removed and replaced by work that is acceptable.

3. Township Responsibility: The Township shall not be responsible for maintaining any portion of the building, sewer or water line or lateral or connection from the property owner's building to the main, clean out, saddle of main or curb stop, whichever is reached first, or for damage done by sewer or water escaping therefrom, or from lines or fixtures of the customer's property; and the customer shall at all times comply with applicable regulations with respect thereto and make changes that are required. The Township shall only be responsible while it owns the sewer and water mains for the maintenance and repair of sewer and water mains found in the public roads or in public easements or underneath public sidewalks.

**Section V. NOTICE OF FAILURE TO COMPLY WITH PROPERTY MAINTENANCE ORDINANCE**

The special code enforcement officer or other designated officer zoning officer or other designated officer is authorized to notify, in writing by mailing by Certified Mail, return receipt requested and regular mail or hand delivering to the owner and/or person or entity in control of the subject premises and/or the agent of the owner, person in control or entity advising him or the entity of the particular violation. The person or entity shall have 24 hours from the date of receipt of the notice to cure the violation unless an extension is granted by Special Code Enforcement Officer or designated person. Said notice shall be deemed to serve as a continuing notice for the remainder of the calendar year and the Township may, without further notice, cut, destroy and/or correct any existing violation on the subject property in accordance with the provisions of this ordinance.

**Section VI. FAILURE OR REFUSAL TO COMPLY WITH PROPERTY MAINTENANCE LAW**

Upon failure, neglect or refusal of any owner and/or person or entity in control and/or his or its agent to cut, destroy and remove any weeds, grass, growing, lying or located on the owner's property or remove any inoperable, abandoned motor vehicle, boat, bulky trash or construction debris located on the owner's and/or person in control's property in order to correct conditions in violation of this Ordinance within the 24 hour period prescribed by this Ordinance, then the Township is authorized to cut, destroy and remove any weeds or grass or inoperable abandoned motor vehicles or boats or bulky trash or construction debris or correct any violation in order to pay for the cutting, destroying or removal of weeds and grass, inoperable or abandoned motor vehicles or boats or bulky trash or construction debris or the correction of said violation.

In regards to water and sewer laterals, upon failure, neglect or refusal of any owner and/or person or entity in control and/or its agent to maintain, repair or replace, where needed, a water or sewer lateral as defined above, in violation of this Ordinance within 24 hours of the violation being realized or sooner in cases of emergency, the Township may take action to remove or repair any leaking water or sewer lateral subject to Section VII.

**Section VII. UNPAID CHARGES TO CONSTITUTE LIEN ON PROPERTY**

Should the Township be required to cut, destroy and remove weeds and/or grass or correct any violation of this Ordinance, the Special Code Enforcement Officer or other designated individual shall certify the cost thereof to the Township Committee, who shall examine the certificate and, if found correct, authorize the forwarding of a bill to the property owner and/or person in control for payment within thirty (30) days of the date of the bill. The amount of the charges shall become a lien upon the lands and shall be added to and become part of the taxes to be assessed upon those lands, and to bear interest at the same rate as taxes. The cost shall be in addition to any penalties imposed for any violation of this Section.

With regards to any repairs or removals of water or sewer laterals per Section VI of this Ordinance by the Township, the Township Committee shall certify the cost of such repair or removal upon approval of such costs and shall forward a bill to the property owner and/or person in control for payment within thirty (30) days of the date of the bill. The amount of the charges shall become a lien upon the lands and shall be added to and become part of the taxes to be assessed upon those lands, and to bear interest at the same rate as taxes should said bill not be paid within the time period prescribed by this Ordinance. The cost shall be in addition to any penalties imposed by any violation of this Section.

**Section VIII. OTHER VIOLATIONS**

In the event that a person or entity fails to comply with this ordinance by committing an unlawful act, a fine of no less than Five Hundred (\$500.00) Dollars shall be imposed for each violation is cured within the time period prescribed by Section V involving notice to the property owner and/or person or entity in control. The issuance of a summons for violation of the aforesaid ordinance by the special code enforcement officer or other designated officer shall be in addition to the lien provisions set forth above.

**Section IX. ENFORCEMENT OF OTHER LAWS OR ORDINANCES NOT IMPAIRED**

The maintenance ordinance standards and regulations shall be in addition to the provisions of any other applicable ordinance, law, rule or regulation. Nothing in this ordinance shall be construed to impair or prevent enforcement of any other ordinance, law, rule or regulation.

**Section X. SEVERABILITY**

In the event any provision of this ordinance is stricken by a court for any reason, the remaining provisions of the ordinance shall remain valid and in full force and effect notwithstanding the stricken provision.

All Ordinances or parts of Ordinances of the Township of Shrewsbury in conflict or inconsistent with this Ordinance are hereby repealed, but only, however, to the extent of such conflict or inconsistencies; it being the legislative intent that all other Ordinances or parts of Ordinances now existing and in effect, unless the same be in conflict or inconsistent with any of the provisions of this Ordinance, shall remain in full force and effect.

The above Ordinance shall be effective upon publication in accordance with the law and subject to approvals, if necessary.

Dated: June 18, 2024

First Reading/Introduction: June 18, 2024

Second Reading/Public Hearing: \_\_\_\_\_

Adoption: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
KATRINA THORNTON, Acting Municipal Clerk

APPROVE: \_\_\_\_\_  
Lester Jennings, Mayor