



**BOROUGH OF LAWNSIDE
ORDINANCE NO. 02-2022**

AN ORDINANCE AMENDING CHAPTER 109 PROPERTY MAINTENANCE CODE

BE IT ORDAINED by the Mayor and Council for the Borough of Lawnside, County of Camden and State of New Jersey that Chapter 109 Property Maintenance Code of the Code of the Borough of Lawnside is hereby amended as follows:

109-3 Definitions.

BUILDING

Any structure which has enclosed walls, floor and roof that is affixed to the land. A building may be used for agricultural, commercial, industrial, institutional, or residential purposes.

COMMERICAL VEHICLE

Any motor vehicle registered by the state as a commercial vehicle.

RECREATIONAL VEHICLE

Any vehicle used primarily for recreational purposes including but not limited to, boats, motor homes, and other vehicles similar in nature.

109-4 Applicability.

- C. Issuance and renewal of other permits and licenses. After enactment of this code, all licenses and permits shall be issued upon compliance with the ordinances under which such licenses and permits are granted.

109-7 Responsibilities of the owner, operator and occupant.

109-11 Duties and responsibilities of owner and operator.

(10) Address numbers. All buildings shall have address numbers placed in a position to be plainly legible and visible from the street fronting the property. The numbers shall contrast with their background and shall not be less than 4 inches in height.

(17) Prohibited parking. No person shall park, stop, or stand any motor vehicle or permit or allow the same to be done in any front yard area of any premises except in a driveway and designated parking areas, constructed and maintained in accordance with the provisions of Chapter 96, the Land Development Code of the Borough of Lawnside.

(20) Exterior walls, sidings and roofs. Exterior walls, sidings and roofs shall be kept structurally sound, in good repair and free from defects and mildew.

(27) Swimming pools. Swimming pools shall be maintained in a clean and sanitary manner and in good repair. All swimming pools must be fully covered when not in use.

(28) Snow removal. All snow and/or ice accumulated on sidewalks and on and around fire hydrants shall be removed within 24 hours of the accumulation of snow and/or ice.

(29) Signs. All permitted signs shall be kept in good repair, and printed matter, pictures or illustrations contained thereon shall be maintained in good condition. Signs in violation of any ordinance shall be removed from the premises. Any inoperable or broken signs shall be repaired or removed.

(30) Maintenance of sanitary sewer lines. All connections, service laterals, sewer clean-outs and fixtures furnished by the customer shall be maintained in good order, and all piping and connections furnished and owned by the borough and on the property of the customer, shall be protected properly and cared for by the customer. All leaks in the service lateral or any other pipe or fixture in or upon the premises serviced, must be repaired immediately by the owner or occupant of the premises. The customer shall be responsible for notifying the borough or the party engaged by said customer to do any maintenance work in the customer's service lateral prior to work being commenced, and said party shall not backfill any trench until the work has been inspected and approved by the borough's representative. Any work not acceptable shall be immediately removed and replaced by work which is acceptable.

(31) Vacant buildings. The owner or operator of a building that has become vacant shall ensure that the grass and shrubs are trimmed, the exterior is in good repair, and all doors and windows are secure against unauthorized entry until the building is legally occupied or demolished.

109-11.5 Duties and responsibilities of occupants.

C. Ground surface hazards, unsanitary conditions, unregistered vehicles and/or vehicles without current license plates.

(1) It shall be the duty of the occupant to keep the premises free of holes, excavations, and excretions of pets and other animals on paths, sidewalks, driveways, parking lots and other parts of the premises.

(5) Snow removal. All snow and/or ice accumulated on sidewalks and on and around fire hydrants shall be removed within 24 hours of the accumulation of snow and/or ice.

(6) Debris and junk. All residential and nonresidential premises shall be maintained free of debris, miscellaneous junk and bulk items such as stoves, refrigerators, washer/dryers, furniture and auto parts.

(7) Commercial vehicles. Commercial vehicles such as tractor cabs, tractor-trailers, tow trucks, school buses and box trucks shall not be stored or parked in any residential neighborhood except when loading or unloading. In the case of nonresidential properties, commercial vehicles shall not be stored or parked unless permitted for such use under Chapter 96, Zoning.

(8) Recreational vehicles. All motor homes, boats and other recreational vehicles and equipment shall be in garages or areas designated by the Borough for such parking.

(9) Storage of heavy construction equipment and industrial material. No person shall store or use on any property equipment and materials relating to construction or industrial use unless permitted under Chapter 96, Zoning, for the premise.

109-12 Refuse storage and disposal.

B. Nonresidential premises.

(1) Every owner, operator and occupant of any nonresidential premises shall be responsible for providing suitable containers consisting of waterproofed receptacles, cans or barrels made of a substantial material with a tight-fitting cover so constructed as to prevent spillage or leakage of its contents which when full shall not weigh over 60 pounds (unless the container is to be mechanically raised) for the receiving and holding of garbage, rubbish, refuse, or waste materials.

C. Residential premises.

(1) Every owner, operator and occupant of residential premises shall be responsible for providing suitable containers consisting of waterproofed receptacles, cans or barrels made of a substantial material with a tight-fitting cover so constructed as to prevent spillage or leakage of its contents which when full shall not weigh more than 50 pounds, for the receiving and holding of garbage, rubbish, refuse, and waste materials subject to provisions of Subsection C (4) of this section.

A. The removal of debris and other building materials resulting from construction of new buildings or alteration of existing buildings shall be the responsibility of the contractor, property owner and/or homeowner and no such debris or building materials shall be placed at the curbside for collection. Contractors and property owners shall share mutual responsibility for violations under this section.

B. At their own expense, commercial landscape companies, tree contractors, gardeners, landscapers and horticulturist shall be required to remove all trimmings, branches, brush, trees, stumps and other material resulting from the service performed by them from the premises which they serviced.

109-13 Administrative provisions.

P. Where notice and hearing not required prior to court proceedings.

- (1) A violation of 109-11A (28), 109-11.5C (5) and 109-12C (3) may be prosecuted without notice, notwithstanding the requirements of Subsections F through J of this section, by the filing of a complaint by the Code Official in Municipal Court.
- (2) No notice shall be required on the enforcement of 109-11A(28) and 109-11.5C (5) hereof as to the removal of accumulated snow or ice from paths, walks, driveways, parking lots and parking areas used by pedestrians and automobiles where the snow or ice remains uncleared within 24 hours after the termination of the snowfall. No notice shall be required on the enforcement of 109-12C (3) as to garbage being placed on the curbside prior to 5:00 p.m. preceding the scheduled collection day.

109-14 Violations and penalties.

- A. Fines for violations. A violation of any section or subsection of this code shall be subject upon conviction to a penalty as prescribed below:
- (1) For a first offense conviction, by a fine not to exceed \$500.
 - (2) For a second offense conviction, by a fine not to exceed \$1,000.
 - (3) For a third offense conviction or any subsequent offense, by a fine not to exceed \$2,000 or imprisonment in the County Jail for a period not to exceed 90 days or by both fine and imprisonment.

INTRODUCTION:

FEBRUARY 2, 2022

SECOND READING & PUBLIC HEARING:

MARCH 2, 2022

FINAL ADOPTION:

MARCH 2, 2022

BOROUGH OF LAWNESIDE:



**MARSHAREE A. WRIGHT
ACTING BOROUGH CLERK**


**MARY ANN WARDLOW
MAYOR**