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LEGAL NOTICE
BOROUGH OF RINGWOOD
COUNTY OF PASSAIC
NEW JERSEY

Ordinance No. 2015-#10

AN ORDINANCE AMENDING CHAPTER 13 -
PROPERTY MAINTENANCE, SECTION 13-5 -
MAINTENANCE STANDARDS, SUBSECTION 13-5.1 -
PROHIBITED NUISANCES TO INCLUDE ADDITIONAL
PROHIBITED NUISANCES

NOTICE is hereby given that the above ordinance was adopted at the Business Meeting of the Municipal Council of the Borough of Ringwood, in the County of Passaic, New Jersey held at the Violet E. Bogert Municipal Annex, 60 Margaret King Avenue, Ringwood, New Jersey on Tuesday, July 14, 2015 shall become effective twenty (20) days from the date of passage.

BY THE ORDER OF THE MUNICIPAL COUNCIL

KELLEY HALEWICZ, RMC
BOROUGH CLERK

1t: Sunday, July 19, 2015
Fees: \$
The Trends

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COUNTY OF PASSAIC
NEW JERSEY

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PROPERTY MAINTENANCE, SECTION 13-5 -
MAINTENANCE STANDARDS, SUBSECTION 13-5.1 -
PROHIBITED NUISANCES TO INCLUDE ADDITIONAL
PROHIBITED NUISANCES

NOTICE is hereby given that the ordinance published herewith was introduced and passed first reading at a Business Meeting of the Municipal Council of the Borough of Ringwood, in the County of Passaic, New Jersey held at the Violet E. Bogert Municipal Annex, 60 Margaret King Avenue, Ringwood, New Jersey on Tuesday, June 16, 2015, and will be considered for final passage at a Business Meeting of said Municipal Council of the Borough of Ringwood to be held on Tuesday, July 14, 2015 at 8:00 pm, or as soon thereafter as same can be considered, at the Violet E. Bogert Municipal Annex, 60 Margaret King Avenue, Ringwood, New Jersey, at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning same. During the week prior and up to the time of public hearing, copies of said Ordinance will be available to the members of the general public who request same.

KELLEY HALEWICZ, RMC
BOROUGH CLERK

1t: Sunday, June 21, 2015
Fees: \$
The Suburban Trends

BE IT ORDAINED by the Municipal Council of the Borough of Ringwood in the County of Passaic, State of New Jersey, that Chapter 13 – PROPERTY MAINTENANCE – SECTION 13-5 MAINTENANCE STANDARDS, SUBSECTION 13-5.1 - PROHIBITED NUISANCES of the Revised Ordinances of the Borough of Ringwood be amended as follows:

1. **Section 13-5 MAINTENANCE STANDARDS, SUBSECTION 13-5.1 Prohibited Nuisances [ADD]**

k. Paved Areas - In commercial and industrial areas, all driveways, parking areas, loading areas, automobile services stations and drive-in food establishments shall be paved with bituminous concrete or equivalent surfacing and shall be free from dirt and other litter and kept in good repair. Pavement which is severely cracked with deteriorated surface, frost heaved or with potholes shall be repaired. When lighted for nighttime use, lights shall not be permitted to cast directly upon dwellings nearby. All motor vehicles will park only on paved areas.

l. Traffic Safety Maintenance - All traffic-flow and control signs, whether painted on pavement or vertical structures, shall be properly maintained in a functional condition. Bent and leaning sign poles shall be replaced and/or straightened. Painted directional and parking-bay strips shall be maintained in a readable condition. Bent and broken traffic control guardrails and fencing shall be replaced.

m. Public Areas - All sidewalks, steps, driveways, parking spaces and similar paved areas for public use shall be kept in a proper state of repair.

n. Exterior Surfaces (foundations, walls and roof) - Every foundation, exterior wall, rood and all other exterior surfaces shall be maintained in a workmanlike state of maintenance and repair and shall be kept in such condition as to be visually attractive.

The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and downgrading of the neighborhood with the accompanying diminution of property values.

o. Garbage dumpsters shall be kept in enclosures.

p. Landscaping - Premises shall be kept landscaped and lawns, hedges and bushes shall be kept trimmed and from becoming overgrown and unsightly where exposed to public view and where the same constitute a blighting factor depreciating adjoining property. The grass on lawns and on grass strips located on sidewalks abutting the property shall be cut to a height not exceeding six (6) inches.

q. Signs and billboards - All permanent signs and billboards exposed to public view permitted by reason or other regulations as a lawful nonconforming use shall be maintained in good repair. Any signs which have excessively weathered or faded or those upon which the

paint has excessively peeled or cracked shall, with their supporting members, be removed forthwith or put into a good state or repair. All non-operative or broken electrical signs shall be repaired or shall, with their supporting members, be removed forthwith.

Except for "for rent" signs, any temporary signs or other paper advertising material glued or otherwise attached to a window or windows exposed to public view shall be removed.

r. Windows - All windows exposed to public view shall be kept clean and free of marks or foreign substances except when necessary in the course of changing displays. No storage or materials, stock or inventory shall be permitted in window display areas or other areas ordinarily exposed to public view unless said areas are first screened from the public view by drapes, venetian blinds or other permanent rendering of the windows opaque to the public view. All screening of interiors shall be maintained in clean and attractive manner and in good state of repair.

s. Storefronts - All storefronts shall be kept in good repair, painted where required, and shall not constitute a safety hazard or nuisance. In the event repairs to the storefront become necessary, such repairs shall be made with the same or similar materials used in the construction of the storefront in such a manner as to permanently repair the damaged area or areas. Any cornice visible above a storefront shall be kept painted, where required, and in good repair.

No metal accordion-grate or grill-type security doors shall be used to cover storefronts or commercial establishments where the security door is visible from the street, unless the property owner can demonstrate the following: (1) that he has installed a burglar alarm system and has taken all reasonable steps to secure the property; (2) that notwithstanding the precautions taken, the property has been burglarized more than once, and that a security door or cage is necessary for the continued security of the property. Any property owner seeking relief under this paragraph (b) shall submit an application to the Chief of Police or his designee. This section shall not apply to garage doors.

t. Awnings and Marquees - Any awning or marquee and its accompanying structural members which extend over any street, sidewalk or other portion of the premises shall be maintained in good repair and shall not constitute a nuisance or a safety hazard. In the event such awnings or marquees are not properly maintained in accordance with the foregoing, they shall, together with their supporting members, be removed forthwith. In the event that awnings and marquees are constructed of cloth, plastic or similar materials, said cloth or plastic where exposed to public view shall be maintained in good condition and shall not show evidence of excessive weathering, discoloration, ripping, tearing or other holes. Nothing herein shall be construed to authorize an encroachment on streets, sidewalks or other parts of the public domain.

2. The terms and conditions of this Ordinance shall supersede the terms and conditions of any other ordinance inconsistent herewith and the inconsistent terms and conditions shall be deemed repealed by this ordinance.
3. This Ordinance is deemed divisible. In the event any provision is declared void by a Court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
4. This Ordinance shall take effect upon passage and publication as provided by law.

Introduced: June 16, 2015
Adopted: July 14, 2015
Effective: August 3, 2015

WALTER J. DAVISON, MAYOR

KELLEY HALEWICZ, RMC
BOROUGH CLERK