

TOWNSHIP OF NEPTUNE
NOTICE OF FINAL ADOPTION OF ORDINANCE
ORDINANCE NO. 20-09

AN ORDINANCE TO AMEND VOLUME I, CHAPTER VII OF THE CODE OF THE TOWNSHIP OF NEPTUNE BY ADDING A RESIDENT ONLY HANDICAPPED PARKING ZONE ON STOCKTON AVENUE AND REMOVING A HANDICAPPED PARKING ZONE ON COOKMAN AVENUE

Approved on First Reading: April 27, 2020

Approved, passed and adopted on final reading: May 18, 2020

TOWNSHIP OF NEPTUNE
NOTICE OF FINAL ADOPTION OF ORDINANCE
ORDINANCE NO. 20-10

AN ORDINANCE TO AMEND VOLUME I, CHAPTER XVI, SECTION 16-3 OF THE CODE OF THE TOWNSHIP OF NEPTUNE ENTITLED BUILDING SEWERS AND CONNECTIONS BY AMENDING THE DEFINITION OF BUILDING SEWER AND CLARIFYING THE RESPONSIBILITY OF THE TOWNSHIP AND PROPERTY OWNER FOR THE BUILDING SEWER (LATERAL) BETWEEN A BUILDING AND THE SEWER MAIN

Approved on First Reading: April 27, 2020

Approved, passed and adopted on final reading: May 18, 2020

TOWNSHIP OF NEPTUNE
NOTICE OF FINAL ADOPTION OF ORDINANCE
ORDINANCE NO. 20-11

AN ORDINANCE AUTHORIZING TRANSFER AND ACCEPTANCE OF TITLE TO 1602 (AND 1602B) WEST LAKE AVENUE (BLOCK 605, LOT 47), 263 (AND 265) MYRTLE AVENUE (BLOCK 605, LOT 2), AND 1711 WEST LAKE AVENUE (BLOCK 610, LOT 14), NEPTUNE TOWNSHIP TO THE TOWNSHIP OF NEPTUNE

Approved on First Reading: April 27, 2020

Approved, passed and adopted on final reading: May 18, 2020

**TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY**

**PUBLIC NOTICE
NOTICE OF FINAL ADOPTION OF BOND ORDINANCE NO. 20-12 AND SUMMARY**

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Township Committee of the Township of Neptune, in the County of Monmouth, State of New Jersey on May 18, 2020 and the twenty (20) day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full ordinance are available at no cost and during regular business hours, at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF VARIOUS PARCELS OF REAL PROPERTY IN THE WEST LAKE AVENUE REDEVELOPMENT ZONE AND CERTAIN DEMOLITION OF IMPROVEMENTS THEREON, BY AND IN THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$665,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Purpose(s): Acquisition of and payment of the purchase price for various parcels of real property in the West Lake Avenue Redevelopment Zone in the Township, located at 263 Myrtle Avenue (Block 605, Lot 2 on the official tax map of the Township), 1602 West Lake Avenue (Block 605, Lot 47 on the official tax map of the Township), and 1711 West Lake Avenue (Block 610, Lot 14 on the official tax map of the Township), including the demolition of improvements currently existing thereon

Appropriation: \$700,000

**Bonds/Notes
Authorized:** \$665,000

Grant: None

Section 20 Costs: \$25,000

Useful Life: 40 years

**RICHARD J. CUTTRELL,
Clerk of the Township of Neptune**

**TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY**

**PUBLIC NOTICE
NOTICE OF FINAL ADOPTION OF BOND ORDINANCE NO. 20-13 AND SUMMARY**

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Township Committee of the Township of Neptune, in the County of Monmouth, State of New Jersey on May 18, 2020 and the twenty (20) day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full ordinance are available at no cost and during regular business hours, at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR COVID RELATED IMPROVEMENTS AND ACQUISITIONS, BY AND IN THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$750,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$712,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Purpose(s): COVID related improvements and acquisitions including building improvements, acquisition of personal protective equipment and technology upgrades

Appropriation: \$750,000

Bonds/Notes Authorized: \$712,500

Grant: None

Section 20 Costs: \$20,000

Useful Life: 5 years

**RICHARD J. CUTTRELL,
Clerk of the Township of Neptune**

NOTICE
ORDINANCE NO. 20-14
Township of Neptune
County of Monmouth

NOTICE is hereby given that at a regular meeting of the Township Committee of the Township of Neptune on the 18th day of May, 2020, the following Ordinance was introduced and passed on first reading.

Said Township Committee will meet on Monday, the 15th day of June, 2020, at the Neptune Municipal Complex, Township Committee Meeting Room – 2nd Floor, 25 Neptune Blvd. Neptune, New Jersey at 7:00 p.m. to further consider this ordinance for final passage and to give all interested persons an opportunity to be heard concerning this ordinance. Copies of the full text of the ordinance published herewith are available for inspection by the members of the general public who shall request same at the office of the Township Clerk located at the above address. The ordinance is also posted on the Township web site at www.neptunetownship.org.

ORDINANCE NO. 20-14

AN ORDINANCE TO AMEND VOLUME I, CHAPTER XII OF THE
CODE OF THE TOWNSHIP OF NEPTUNE BY ADDING SECTION
12-7 ENTITLED “ADDITIONS TO PROPERTY MAINTENANCE
CODE – EXTERIOR OF PREMISES AND STRUCTURES”

BE IT ORDAINED, by the Township Committee of the Township of Neptune that the Code of the Township of Neptune is hereby amended as follows:

SECTION 1.

Volume I, Chapter XII, Section 12-7 entitled “Additions to Property Maintenance Code – Exterior Premises and Structures” shall be added as follows:

12-7 Additions to Property Maintenance Code – Exterior of Premises and Structures

12-7.1 Maintenance of Exterior of Premises and Structures.

a. The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians, and other persons utilizing the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include but are not limited to the following:

1. Refuse. Brush, weeds, broken glass, stumps, roots, growths, filth, garbage, trash, refuse and debris.
2. Natural Growth. 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. Trees shall be kept pruned and trimmed to prevent such conditions.
3. Overhangs. Loose and overhanging objects and accumulations of ice and

snow which, by reason of location above ground level, constitute a danger of their falling on persons in the vicinity thereof. It shall be unlawful to permit the branches or limbs of any trees or shrubbery to grow or extend in any of the streets within the territorial limits of the Township of Neptune, at a height of less than eight feet from the surface of any such streets, and any limb or branch the whole or any part of which may be lower than eight feet from the surface of any such street shall be and the same is hereby declared to be a nuisance and unlawful. If such limbs or branches shall not be removed within the time period specified, after service of the notice as provided for in the Code, than the Township Administrator, by its duly authorized agents, may abate said nuisances. The cost and expense paid and incurred by the township shall be added to the tax or taxes on the lot or lots of land in front of which said limbs or branches have been removed or cut, to be collected according to law, and shall be a lien upon such lands until paid.

4. Ground Surface Hazards. Holes, excavations, breaks, projections, obstructions on paths, walks, driveways, parking lots, and parking areas, and other parts of the premises which are accessible to and used by persons on the premises. All such holes and excavations shall be filled and repaired, walks and steps replaced and other conditions removed where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon their discovery.
 5. Recurring Accumulations of Storm water. Adequate run-off drains shall be provided and maintained to eliminate any such recurrent or excessive accumulation of storm water to minimize soil erosion.
 6. Sources of Infestation. Sources of infestation shall be eliminated.
 7. Foundation Walls. Foundation walls shall be kept structurally sound, free from defects and damage and capable of bearing imposed loads safely.
 8. Chimneys, Flues and Vents. Chimneys and all flue and vent attachments thereto shall be maintained structurally sound, free from defects, and so maintained as to capably perform at all times the functions for which they were designed. Chimneys, flues, gas vents or other draft-producing equipment shall provide sufficient draft to develop the rated output of the connected equipment and shall be structurally safe, durable, smoke tight, and capable of withstanding the action of the flue gases.
 9. Porches, Landings, Balconies, Stairs and Fire Escapes. Porches, landings, balconies, stairs and fire escapes shall be provided with banisters or railings property designed and maintained to minimize the hazards of falling, and they shall be kept structurally sound, in good repair, and free from defects.
 10. Accumulation of Leaves. Any substantial accumulation of fallen leaves as determined by the Township Official on a developed property that exists should be removed within ten (10) days notice, weather permitting, as to not create a hazard to the public. Examples of public hazard include but not limited to piles of leaves near structures, dormant piles of leaves, or piles of leaves on walking surfaces.
- b. The exterior of the premises and 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 accompanying diminution of property values including the following:

1. Landscaping. Premises shall be kept landscaped to prevent erosion, and lawns, hedges and bushes shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where they constitute a blighting factor depreciating adjoining property.

2. Signs and Billboards. All permanent signs and billboards exposed to public view permitted by reason of other regulations or as a lawful nonconforming use shall be maintained in good repair. Any signs which have excessively weathered or faded or upon which the paint has excessively peeled or cracked shall, with their supporting members, be removed forthwith.

3. 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.

4. 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, canopies or marquees are not properly maintained in accordance with the foregoing, they shall, together with their supporting members, be removed forthwith. In the event the awnings or marquees are made of cloth, plastic, or of similar materials, the 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 any encroachment on streets, sidewalks, or other parts of the public domain.

c. General Maintenance. The exterior of every structure or accessory structure not inherently resistant to decay, including fences, shall be maintained in good repair and all surfaces thereof shall be kept painted or otherwise provided with a protective coating sufficient to prevent structural deterioration and to maintain appearance. Such structures shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, or other conditions reflective of deterioration or inadequate maintenance to the end that the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties and the neighborhood protected from blighting influences.

d. Structural Soundness. The exterior of every structure or accessory structure, including fences, signs, and store fronts, shall be maintained in good repair and all surfaces thereof shall be kept painted or otherwise provided with a protective coating sufficient to prevent structural deterioration and to maintain appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, or other conditions reflective of deterioration or inadequate maintenance to the end that the property itself may be preserved and safety and fire hazards eliminated.

SECTION 2

This Ordinance shall become effective immediately upon its final passage and publication as required by law.

SECTION 3

All Ordinances or parts of Ordinances which are inconsistent herewith are repealed, but only to the extent of such inconsistency.

Richard J. Cuttrel,
Municipal Clerk