

**ORDINANCE NO. 2024-11**

**TOWNSHIP OF CHESTERFIELD  
COUNTY OF BURLINGTON  
STATE OF NEW JERSEY**

**AN ORDINANCE AMENDING AND REVISING CHAPTER 90 OF THE TOWNSHIP CODE ENTITLED “CERTIFICATE OF COMPLIANCE” MOST NOTABLY, SECTIONS 90-3 ENTITLED “COMPLIANCE WITH OTHER STANDARDS REQUIRED”, CHAPTER 152 ENTITLED “PROPERTY MAINTENANCE” SECTION 152-1 ENTITLED “TITLE” AND REPEALING SECTION 90-3.1, ENTITLED “TECHNICAL AMENDMENTS TO BOCA PROPERTY MAINTENANCE CODE”**

**BE IT ORDAINED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that Chapter 90, Certificate of Compliance, Article I, Residential Property, Section 90-3, Compliance with Other Standards Required, of the Chesterfield Township Code be amended, revised and/or supplemented to now read as follows:

**CHAPTER 90 CERTIFICATE OF COMPLIANCE**

**ARTICLE I. Residential Property**

**§ 90-3 Compliance with other standards required.**

No certificate of compliance shall be issued for a dwelling unit unless the condition of the same complies with the requirements of:

- A. This article.
- B. ~~The 1996 BOCA National Property Maintenance Code.~~ The International Property Maintenance Code 2021, as further referenced and adopted in Chapter 152 of the Township Code.
- C. Applicable state statutes and any rules and regulations promulgated thereunder.
- D. Any ordinances of the Township of Chesterfield pertaining to health, sanitation, safety, maintenance and use of any structure or dwelling unit.
- E. Any other codes, rules and regulations established by the State of New Jersey and/or the Township of Chesterfield.

**BE IT FURTHER ORDAINED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that Chapter 90, Certificate of Compliance, Article I, Residential Property, Section 90-3.1, Technical Amendments to BOCA Property Maintenance Code, of the Chesterfield Township Code be repealed in its entirety; and,

**BE IT FURTHER ORDAINED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that Chapter 152, Property Maintenance, Article I, Property Maintenance Standards, Section 152-1, Title, of the Chesterfield Township Code be amended, revised and/or supplemented with the addition of new created sections 152-1A and 152-1B to read as follows:

## **CHAPTER 152 PROPERTY MAINTENANCE**

### **ARTICLE I. Property Maintenance Standards**

#### **§ 152-1A Adoptions of standards by reference; copies of file.**

A certain document, three copies of which are on file in the office of the Township Clerk of the Township of Chesterfield, Burlington County, New Jersey, being marked and designated as the "International Property Maintenance Code 2021," as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the Township, for the control of buildings and structures as herein provided; and each and all of the regulations of the International Property Maintenance Code 2021, except as amended by § 152-1B, are hereby referred to, adopted and made a part thereof, as if fully set out in this article.

#### **§ 152-1B Additions and amendments.**

The International Property Maintenance Code 2021 is hereby amended as follows:

- A. Section 101.1 Insert: Chesterfield Township, Burlington County, New Jersey
- B. Section 103.1 Insert: Code Enforcement, Housing, Zoning and Construction departments
- C. Section 302.4 Insert: six (6) inches
- D. Section 304.14 Insert: May 1 to October 1
- E. Section 602.3 Insert: October 1 to May 1
- F. Section 602.4 Insert: October 1 to May 1

\*Strike through language denotes proposed stricken language and underlined language denotes new proposed language to the Ordinance.

**NOW, THEREFORE, BE IT FURTHER ORDAINED** that:

1. All ordinances or portions of ordinances which are inconsistent with this Ordinance shall be repealed as to their inconsistencies only.
2. If any provision or paragraph of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions of this

Ordinance, except so far as the provisions or paragraphs so declared invalid shall be separable from the remainder or any portion thereof.

- 3. This Ordinance shall take effect upon final passage and publication in accordance with law.

Introduced: May 23, 2024  
 Adopted: June 13, 2024  
 Effective Date: June 19, 2024

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 Caryn Hoyer, RMC, Township Clerk

**CHESTERFIELD TOWNSHIP COMMITTEE**



RECORD OF VOTE													
INTRODUCTION							ADOPTION						
TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC	TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC
B. Blazic	X						B. Blazic				X		
S. Dhopte	X					X	S. Dhopte	X					X
R. Hughes	X						R. Hughes	X					
D. Koetas-Dale	X				X		D. Koetas-Dale	X				X	
M. Litt	X						M. Litt	X					
X – Indicates Vote    NV – Not Voting    AB – Absent    ORD – Motion    SEC - Seconded													