



Borough of Westville

165 Broadway, Westville, New Jersey 08093

[856] 456-0030

Additional Information

- **VACANT PROPERTY** - any building used or to be used as a residence, commercial or industrial structure which is NOT legally occupied OR at which substantially all lawful construction operations or occupancy has ceased, and which is in such condition that it CANNOT be legally re-occupied without repair or rehabilitation, including but not limited to any property meeting the definition of abandoned property (N.J.S.A. 55:19-54, 55:19-78, 55:19-79, 55:19-80 and 55:19-81).
- **ABANDONED PROPERTY** - any property that has NOT been legally occupied for a period of six (6) months and which meets any one of the following additional criteria may be deemed to be abandoned property upon a determination by the public officer that:
 - Property is in need of rehabilitation in the reasonable judgment of the public officer, and NO rehabilitation has taken place during that six (6) month period;
 - Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place for at least six (6) months as of the date of a determination by the public officer
 - At least one (1) installment of property tax remains unpaid & delinquent on that property.
 - Property has been determined to be a nuisance

REGISTRATION REQUIRED

Any owner of any vacant property shall within 30 calendar days after the building becomes vacant OR within 30 days after assuming ownership of the vacant property, whichever is later; OR within 10 calendar days of receipt of notice by the Borough, file a registration form. Failure to receive notice by the Borough shall NOT constitute grounds for failing to register the property.

Owners are required to renew the registration annually (by January 1st of each year) as long as the building remains vacant/abandoned & shall pay a registration/renewal fee in the amount prescribed, for each vacant property. Initial registration fee shall be pro-rated for registration forms received less than 10 months prior to that date. Owners shall notify the borough within 30 days of any change in the registration information.

In addition to registration, requirements of owners of vacant/abandoned properties:

1. Enclose & secure the building
 2. Post a sign affixed to the building indicating the name, address & phone number of the owner/agent person responsible for day-to-day supervision and management of the bldg.
 3. Ensure exterior grounds, (including yards, fences, sidewalks, walkways, right-of-ways, alleys, retaining walls, etc.) are well-maintained and free from trash, debris, etc.
- **VIOLATIONS:** Any person who violates any provision of the Ordinance shall be fined not less than \$100. and not more than \$1000. for each offense. Every day a violation continues shall constitute a separate offense.

Failure to register within 30 days after a building becomes vacant/abandoned, shall be deemed to be a violation of this ordinance.



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THE BOROUGH OF WESTVILLE MUNICIPAL CODE, CHAPTER 258 (PROPERTY MAINTENANCE) REQUIRING REGISTRATION OF ALL VACANT AND ABANDONED PROPERTIES BY OWNERS AND BENEFICIARIES AND ESTABLISHING CERTAIN SECURITY AND MAINTENANCE REQUIREMENTS

- ❖ Any person, company, corporation, trustee or beneficiary, whose property becomes vacant or shows evidence of vacancy, is herein considered to be abandoned and shall within thirty (30) days of receiving notice of the declaration of vacancy register said property with the Borough.
- ❖ The beneficiary/trustee shall register the property with the Borough using this form within thirty (30) days of transfer, vacancy or subsequent vacancy.
- ❖ Report to the Borough any changes in address and change of contact information within thirty (30) days of the change.
- ❖ Ensure that the exterior grounds of the structure, including yards, fences, sidewalks, walkways, right-of-ways, alleys, retaining walls, attached or unattached accessory structures and driveways, are well-maintained and free from trash, debris, loose litter, and grass and weed growth.
- ❖ Post a sign on the property with the property manager's name, address and a 24-hour contact telephone number.
- ❖ Secure the building from unauthorized entry and maintain the sign until the building is again legally occupied or demolished or until repair or rehabilitation of the building is complete.