

**CITY OF NORTHFIELD, NJ
ORDINANCE NO. 15-2025**

**AMENDING CHAPTER 268 OF THE CITY CODE, PROPERTY
MAINTENANCE**

BE IT RESOLVED, by the Common Council of the City of Northfield, County of Atlantic, and State of New Jersey that Chapter 268 of the Code of the City of Northfield is hereby amended as follows (added text underlined; deleted text ~~stricken~~):

SECTION 1

ARTICLE I - ~~Abandoned Appliances, Furniture and Junk~~ General Standards

- A. Properties shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.
- B. The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.
- ~~C.~~ Front, side, and rear yards, including landscaping, shall be maintained in accordance with applicable code(s).
- D. Yard maintenance shall include, but not be limited to, grass, weeds, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential installation. Acceptable maintenance of yards and/or landscape shall not include broken concrete, asphalt or similar material.
- E. Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings.
- F. Existing fencing shall not be kept in a state of disrepair or unsightliness. Any damage, weathering, or non-approved alterations need to be corrected or repaired to original standards.
- G. Pools and spas shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable code(s).
- H. Failure to properly maintain the property may result in a violation of the applicable code(s) and issuance of a citation or notice of violation in

accordance with Chapter 268 of the City of Northfield's Code of Ordinances. Pursuant to a finding and determination by the municipality's Code Enforcement Officer or a court of competent jurisdiction, the municipality may take the necessary action to ensure compliance with this section.

- I. In addition to the above, the property is required to be maintained in accordance with the applicable code(s).

SECTION 2

ARTICLE IA - Abandoned Appliances, Furniture and Junk

§ 268-1 A Declaration of nuisance.

§ 268-2 A. Owner or tenant to remove.

§ 268-3 A Notice to remove.

§ 268-4 A. Removal by City; costs.

§ 268-5 A. Violations and penalties.

SECTION 3

ARTICLE II - Brush, Trash and Debris NO CHANGE

ARTICLE III – Bamboo NO CHANGE

SECTION 4

ARTICLE IV - Abandoned Real Property

§ 268-11. Purpose and intent. NO CHANGE

§ 268-12. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

ABANDONED or ABANDONED REAL PROPERTY — NO CHANGE

APPLICABLE CODES — NO CHANGE

BLIGHTED PROPERTY —

- A. Properties that have broken or severely damaged windows, doors, walls,

~~or~~ roofs, or fencing which create hazardous conditions and encourage trespassing; or

B. D. NO CHANGE

CREDITOR or FORECLOSING CREDITOR — NO CHANGE

ENFORCEMENT OFFICER — NO CHANGE

MUNICIPALITY — NO CHANGE

OWNER — NO CHANGE

PROPERTY MANAGEMENT COMPANY — NO CHANGE

VACANT PROPERTY — NO CHANGE

§ 268-13. Applicability. NO CHANGE

§ 268-14. Establishment of Registry. NO CHANGE

§ 268-15. Registration of abandoned real property. NO CHANGE

§ 268-16. Maintenance requirements.

A creditor filing a summons and complaint in an action to foreclose shall be responsible for the care, maintenance, security, and upkeep of the exterior of the property if the property is vacant and abandoned at any time while the property is registered with the property registration program ~~including~~, but not limited to, the following:

A. E NO CHANGE

F. Fencing shall be maintained in a structurally sound manner and in good repair. Any damage, weathering, or non-approved alterations shall be corrected or repaired to original standards.

G. I. NO CHANGE

§ 268-17. Security requirements. NO CHANGE

§ 268-18. Public nuisance. NO CHANGE

§ 268-19. Violations and penalties. NO CHANGE

§ 268-20. Inspections for violations. NO CHANGE

§ 268-21. Additional authority. NO CHANGE

§ 268-22. Opposing, obstructing enforcement officer; penalty. NO CHANGE

§ 268-23. Immunity of enforcement officer. NO CHANGE

§ 268-24. Amendments. NO CHANGE

SECTION 5

ARTICLE V - High Grass and Weeds NO CHANGE

SECTION 6: All ordinances and parts of Ordinances inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 7: Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 8. This Ordinance shall become effective immediately upon final adoption and publication according to law.

The above Ordinance was introduced at a Regular Meeting of the Common Council of the City of Northfield, New Jersey on the 2nd day of September 2025, and will be taken up for a second reading, public hearing and final consideration at a meeting of said Council held on the 16th day of September 2025, in Council Chambers, City Hall, Northfield, New Jersey.

Mary Canesi, RMC
Municipal Clerk

Erland Chau
Mayor

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| First Reading: | September 2, 2025 |
| Publication: | September 6, 2025 |
| Final Reading: | September 16, 2025 |
| Publication: | September 20, 2025 |