



PEMBERTON TOWNSHIP

Community Development Department
Code Enforcement Division

500 Pemberton-Browns Mills Road
Pemberton, New Jersey 08068-1539
609-894-3306 Fax: 609-894-7976

Date of Application: _____

Vacant Property Registration Application

Effective January 1, 2013, Chapter 145-44 requires the owner of any vacant property to register within sixty (60) days after the building becomes vacant or within thirty (30) days after assuming ownership of vacant property. The registration shall remain valid for one (1) year from the date of registration.

- **Initial Registration Fee** **\$500.00**
- **First Renewal Fee** **\$1,500.00**
- **Second Renewal Fee** **\$3,000.00**
- **Any Subsequent Renewal Fee** **\$5,000.00**

The owner shall notify the Division of Code Enforcement within thirty (30) days of any change in the registration information by filing an amended registration statement.

The registration statement below shall be deemed prima facie proof of the statements therein contained in any enforcement proceeding or court proceeding instituted by the Township of Pemberton against the owner or owners of the building.

The owner shall be required to renew the registration annually as long as the property remains vacant.

The owner shall be required to provide access to the Township to conduct an exterior and interior inspection to determine compliance with the Township Code, following reasonable notice during the period of initial registration or any subsequent renewal.

The owner shall post a sign affixed to the building indicating the name, address and telephone number of the owner, the owner's authorized agent for the purpose of service of process (if designated pursuant to subsection 145-45 of this Article), and the person responsible for day-to-day supervision and management of the building, if such person is different from the owner holding title or authorized agent. The sign shall be of a size and placed in such a location to be legible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than 18" x 24".

PROPERTY ADDRESS: _____

Date of Vacancy: _____ Submit proof of (utility connections or disconnections)

Please **PRINT OR TYPE** all information. ***P.O. BOX ADDRESS WILL NOT BE ACCEPTED.***

1. Owner's Name:	
Home Address:	
City, State Zip:	
Day Phone:	
Cell Phone:	
Email Address:	
2. Agent or Manager Name (21 & older): <i>AGENT MUST HAVE A NEW JERSEY OFFICE</i>	
Home Address:	
City, State Zip:	
Day Phone:	
Cell Phone:	
Email Address:	
3. Name of Corporation (If applicable):	
Principal Owner's Name:	
Home Address:	
City, State Zip:	
Day Phone:	
Cell Phone:	
Email Address:	

I Hereby Attest/Swear that the Information contained on this Vacant Property Registration is accurate and complete to the best of my knowledge and that I am required to notify the Division of Code Enforcement of any changes.

Principal Owner's Signature: _____ Date: _____

The appropriate registration fee must accompany the application; make checks Payable to the Township of Pemberton and send to the following address:

Mailing address: **Township of Pemberton
Department of Community Development
Code Enforcement Division
500 Pemberton Browns Mills Road
Pemberton, N.J. 08068**

I certify that the above Vacant Property will adhere to the Township of Pemberton code of Ordinances Chapter 145-43 through 145-50 concerning Maintenance of Vacant Properties, Registration Requirements and Fees and Property Maintenance Rules and Regulations.

Signature: _____ Date: _____

Property Maintenance Rules and Regulations as authorized by Chapter 145-48:

1. Keep the above property free of all weeds, dry bushes, dead trees, vegetation, junk, debris, building material and garbage. Furthermore, periodic maintenance to prevent and or remove any accumulation of flyers, notices, or discarded personal items of any sort that give the appearance that the property is vacant or abandoned. The property owner shall be responsible for the removal of any graffiti. Properly landscape front, side and rear yards according to existing housing standards and regulations. Grass shall not exceed 8 inches in height and be regularly cut.
2. Unoccupied or vacant buildings shall not be utilized for storage of any materials, whether solid or liquid, including the yard portion of that building.
3. When a vacant building is found infested with rats, termites, roaches or any other insects or vermin, the owner or operator shall provide for the extermination and prevention of such nuisance.
4. Every foundation, exterior wall or exterior roof of an unoccupied or vacant building shall be weather-tight, watertight and rodent-proof and shall be kept in sound condition and good repair and shall be safe to use and capable of supporting a load which normal use may cause to be placed thereon.
5. Every floor, interior wall and ceiling of an unoccupied or vacant building shall be substantially rodent-proof, shall be kept in sound condition and good repair, and shall be safe to use and capable of supporting a load which normal use may cause to be placed thereon.
6. Every window, exterior door and basement or cellar door and hatchway of an unoccupied or vacant building shall be weather-tight watertight, rodent-proof, and locked and kept in sound working condition and good repair.
7. Every inside and outside stair, porch and any appurtenance thereto of an unoccupied or vacant building shall be safe to use and capable of supporting a load that normal use may cause to be placed thereon and shall be kept in sound condition and good repair.
8. Every yard of an unoccupied or vacant building shall be properly graded to prevent the accumulation of stagnant water.
9. There shall be a control method of disposing of water from roofs of an unoccupied or vacant building by use of gutters and downspouts, which shall be installed and maintained in sound condition, free of leaks and obstructions.
10. Every dwelling, cellar, basement and crawlspace of an unoccupied or vacant building shall be maintained reasonably free from dampness.
11. The exterior of every structure or accessory structure of an unoccupied or vacant building shall be maintained free of broken windows, loose shingles, crumbling stone or brick or excess peeling paint.
12. The exterior of the premises and the condition of accessory structures of an unoccupied or vacant building shall be maintained so that the appearance of the premises and all buildings thereof shall reflect the level of maintenance in keeping with the standards of the neighborhood. The appearance of the premises and structure shall not constitute a blighting factor for adjoining property owners leading to the progressive deterioration and downgrading of the neighborhood with the accompanying diminution of property values.
13. All doors and/or lids on appliances, furniture utilized for storage or on heating furnaces located on the premises of an unoccupied or vacant building shall be locked in order to deny entry to any individuals where the potential for physical harm or death may result should said door close to prevent the individual's escape.
14. All pools, ponds and/or other bodies of standing water located on the premises of an unoccupied or vacant building shall be drained or properly cleaned and maintained so as to prevent the breeding or existence of mosquito larvae or other nuisances.
15. All Property Taxes (Chapter 186-1), Sewer Fees and Assessment (Chapter 150-1), Solid Waste Fees (Chapter 162-1) and Water Fees and Assessment (Chapter 186-1) shall be kept current.