



Date of Application: _____

Property Address: _____ Block: _____ Lot: _____

Foreclosed/Vacant Property Registration Application

The following is a Registration Application to register a building within the Harrison Township that is foreclosed/vacant. This application is submitted by the Owner pursuant to Chapter 210, Article X Abandoned Property of the Code of Ordinances, Harrison Township, Gloucester County, New Jersey. Please **PRINT OR TYPE** all the information. P.O. BOX ADDRESS WILL NOT BE ACCEPTED

Name of Owner/Corporation: _____

Address of Owner/ Corporation: _____

Owner's Day Phone Number: _____

Owner's e-mail address: _____

Name, address, email, and 24 hr. a day phone # of a Managing Agent or Individual representative of the owner who may be contacted at any time in the event of an Emergency affecting the premises or any unit of dwelling. Individuals must be authorized to make emergency decisions concerning the building and repair to all essential services or systems. _____

The Owner Shall Notify the Division of Housing Within 30 Days of Any Change in The Above Registration Information. The Owner Shall Be Required to Renew the Registration Annually as Long as The Property Remains Vacant.

☐ Septic

☐ Sewer

☐ Public Water

☐ Well

Fee Schedule (Regardless of Ownership)

Annual Registration- \$500.00

Vacant properties registration \$2,000

IS PROPERTY OWNED BY FANNIE MAE OR FREDDIE MAC AND THEREFORE EXEMPT FROM FEES? YES ☐ NO ☐

FEE PAID _____ DATE _____

Make Checks Payable To: Harrison Township
Construction Office
114 Bridgeton Pike
Mullica Hill N.J. 08062

I certify that the above Vacant Property will adhere to the Harrison Township code of Ordinances Chapter 210,

Principal Owner Signature: _____ Date: _____

210-6. Maintenance requirements.

A.

Properties subject to this article 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 the applicable code(s) at the time registration was required.

D.

Yard maintenance shall include, but not be limited to, grass, 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 weeds, gravel, 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.

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).

G.

The property shall be maintained free of mold, mildew, algae and/or moss on all exterior structures and buildings.[Added 7-17-2017 by Ord. No. 23-2017^[1]]

*[1]Editor's Note: This ordinance also redesignated former Subsections G and H as Subsections **H** and **I**, respectively.*

H.

Failure of the mortgagee and/or owner 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 this article and Chapter **159** of the Township of Harrison's Code. Pursuant to a finding and determination by the Township's Code Enforcement Officer or a court of competent jurisdiction, the Township of Harrison 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).

§ 210-7. Security requirements.

A.

Properties subject to these sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons.

B.

A "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child to access the interior of the property or structure. Broken windows, doors, gates and other openings of such size that may allow a child to access the interior of the property or structure must be repaired. Broken windows shall be secured by reglazing of the window.

C.

Except in the event of a temporary emergency condition (for example, fire or storm conditions), doors, windows and/or garage doors shall not be boarded and/or covered. If required, all doors, windows and/or garage doors shall be repaired and/or replaced such that they can be properly locked in a secure manner.

[Amended 7-17-2017 by Ord. No. 23-2017]

If a mortgage on a property is in default, and the property has become vacant or abandoned, a property manager shall be designated by the mortgagee to perform the work necessary to bring the property into compliance with the applicable code(s), and the property manager must perform regular inspections to verify compliance with the requirements of this article, and any other applicable laws.

§ 210-8. Public nuisance.

All abandoned real property is hereby declared to be a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare and safety of the residents of the Township of Harrison.

§ 210-9. Violations and penalties.

A.

Any person who shall violate the provisions of this article shall be cited and fined by one or more of the following: by imprisonment in the county jail or in any place provided by the municipality for the detention of prisoners, for any term not exceeding 90 days; or by a fine not less than \$500 or exceeding \$1,250; or by a period of community service not exceeding 90 days.

B.

Any person who is convicted of violating this article within one year of the date of a previous violation of the same section, and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of this article, but shall be calculated separately from the fine imposed for the violation of this article.

Principal Owner Signature: _____ Date: _____

Additional information can be found at the Townships website www.harrisontwp.us

Johanne Kanauss
Technical Assistant to the CO and Zoning Officer
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