

TOWNSHIP OF FLORENCE

ORDINANCE 2005-31

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING THE FLORENCE TOWNSHIP CODE TO
REQUIRE THAT PROPERTIES BE MAINTAINED IN
ACCORDANCE WITH APPROVED SITE PLANS**

Whereas, the Township Council has determined that it is necessary to require that properties, which have been the subject of site plan review and approval, be maintained in accordance with the approved site plan, including the maintenance of parking areas and landscaping,

Now, Therefore, Be It Ordained by the Township Council of the Township of Florence that:

Section 1. The Code of the Township of Florence is hereby amended by revising Chapter 116 (Property Maintenance) to add the following provision:

Maintenance of Property in Accordance with Approved Site Plan. Whenever any property has been the subject of site plan review and approval, that property shall be maintained in accordance with the approved site plan. All parking areas shall be maintained with clearly visible striping for parking areas, handicapped parking spaces, and fire zones. All pavement, curbing and sidewalks shall be maintained free of broken and uneven surfaces. The property owner shall be responsible for making all necessary repairs. All landscaping shall be maintained in accordance with the approved plan. The property owner shall replace any shrubbery or trees that die within the next planting season with shrubs or trees of a size comparable to the shrub or tree that is being replaced.

Penalty. Any failure to maintain the property in accordance with the approved site plan shall subject the property owner to a fine not to exceed One Thousand (\$1,000.00) Dollars for each violation. On a repeat violation occurring within eighteen (18) months of a conviction the penalty shall be not less than \$250.00 for each violation.

Section 2. If a court of competent jurisdiction shall declare any section, paragraph, subsection, clause or provision of this Ordinance invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

Section 3. All ordinances or parts of ordinances of the Township of Florence heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. This ordinance shall take effect immediately upon final passage. Notice of adoption shall be published as provided by law.

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Take Notice that the Ordinance identified above amends Chapter 116 (Property Maintenance) of the Florence Township Code to require that whenever any property has been the subject of site plan review and approval, that property shall be maintained in accordance with the approved site plan. The Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on December 21, 2005, has adopted the Ordinance on first reading. It will be considered for final passage after public hearing to be held on January 18, 2006, at 8:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

Copies of the full ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. Copies may be obtained on request and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

Joy M. Weiler, RMC, CMC
Township Clerk