

CHAPTER 7. BUILDING REGULATIONS

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ARTICLE 1. UNIFORM CONSTRUCTION CODE

7-1. Establishment of Enforcing Agency.

(a) There is hereby established in the Town of Hackettstown a State Uniform Construction Code enforcing agency to be known as the "Hackettstown Construction Enforcing Agency" consisting of a construction official, building subcode official, plumbing subcode official, electrical subcode official, fire protection subcode official, and such other subcode officials for such additional subcodes as the Commissioner of the Department of Community Affairs, State of New Jersey, shall hereafter adopt as part of the State Uniform Construction Code. The construction official shall be the chief administrator of the enforcing agency.

(b) Each official position created in Subsection (a) hereof shall be filled by a person qualified for such position pursuant to P. L. 1975 C. 217, as amended and N.J.A.C. 5:23, provided that in lieu of any particular subcode official, an on-site inspection agency may be retained by contract pursuant to N.J.A.C. 5:23. More than one such official position may be held by the same person, provided that such person is qualified pursuant to P. L. 1975, C. 217, and N.J.A.C. 5:23 to hold such position.

(c) The public shall have the right to do business with the enforcing agency at one office location except for emergencies and unforeseen or unavoidable circumstances.

7-2. Fees. (1997)

(a) The following schedule of fees is hereby established for various activities within the Town of Hackettstown:

FEE SCHEDULE

1A. NEW STRUCTURE FEES:

I.	Use Groups B, H, I-1, I-2, I-3, M, E, R-1, R-2, R-3, R-4, U	Volume _____ cu. Ft. x .027 = \$ _____ of bldg. (Volume Fee)
II.	Use Groups A-1, A-2, A-3, A-1, F-1, F-2, S-1, S-2	Volume _____ cu. Ft. x .015 = \$ _____ of bldg. (Volume Fee)
III.	Commercial Farm Buildings Maximum fee not to exceed \$1,145.00	Volume _____ cu. Ft. x .008 = \$ _____ of bldg. (Volume Fee)

Total Fee: = \$ _____
(SUM OF THE ABOVE THREE FEES)

1B. RENOVATIONS, ALTERATIONS, REPAIR & MINOR WORK FEES: (The applicant shall submit cost data by architect or engineer of record, a recognized estimating firm, or by contractor bid. The construction department will review the construction cost for acceptability.)

- A. Estimated cost up to and including \$50,000.00 plus \$24.00 per \$1,000 = \$ _____
- B. Portion of cost \$50,001.00 to & including \$100,000.00 plus \$18.00 per \$1,000 = \$ _____
- C. Portion of cost above \$100,000.00 \$15.00 per \$1,000 = \$ _____

SUM ABOVE ITEMS: \$ _____

D. For combination of renovation and addition: The sum of the fees are computed separately as renovations and additions.

2. PLUMBING FEES:

Total number of fixtures*: _____ x \$10.00 ea. = \$ _____

*Fixtures to include all fixtures, pieces of equipment or appliances connected to the plumbing system and for each appliance connect to the plumbing or plumbing system, except as indicated below:

Total number of special devices**: _____ x \$65.00 ea. = \$ _____

**Special devices include grease traps, oil separators, refrigeration units, utility service connections, backflow preventers, steam boilers, hot water boilers (excluding those for domestic water heating), active solar systems, sewer pumps, interceptors and fuel oil piping.

3. ELECTRICAL FEES:

A and B: Fixtures and devices to be counted for these items include outlets, wall switches, fluorescent fixtures, convenience receptacles or similar fixtures, and motors or devices of one hp or one kw or less.

A. Electrical fixtures and devices - First 50: fee is \$36.00 = \$ _____

B. Increments of 25 additional fixtures & devices ___ x \$6.00 ea. = \$ _____

C through F: For the purpose of calculating the following electrical fees, all motors except these in plug-in appliances shall be counted including control equipment, generators, transformers and all heating,

C. Each motor or electrical device greater than 1 hp & less than or equal to 10 hp; and for transformers & generators greater than 1 kw & less than or equal to 10kw x \$10.00 ea.

D. Each motor or electrical device greater than 10 hp & less than or equal to 50 hp for each service panel, service entrance or sub panel less than or equal to 200 amperes; and for all transformers & generators greater than 10 kw & less than or equal to 45 kw; and for each utility load management device x \$46.00 ea.

E. Each motor or electrical device greater than 50 hp & less than or equal to 100 hp for each service panel, service entrance or sub panel greater than 200 amperes & less than or equal to 1,000 amperes; and for transformers & generators greater than 45 kw & less than or equal to 112.5 kw x \$92.00 ea.

F. Each motor or electrical device greater than. 100 hp; for each service panel, service entrance or sub panel greater than 1,000 amperes; & for transformers and generators greater than 45 kw & less than or equal to 112.5 kw x \$457.00 ea.

For the purpose of computing these fees, all motors except those in plug-in appliances shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.

4. ASBESTOS ABATEMENT FEE - \$70.00 Plus CO FEE ON ASBESTOS \$14.00

5. ELEVATOR FEE:

Current fees pursuant to NJAC 5:23-4.2C 6 and 7and NJAC 5:23-12.6 (a), (b) and (c)

6. STANDARD FEE: Number of standpipes _____ x \$229.00 = \$ _____

7. FIRE PROTECTION & HAZARDOUS EQUIPMENT FEE:

Fire protection and other hazardous equipment, sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, incinerators and crematoriums:

A. Sprinkler heads or detectors:

1-20 heads or detectors	=	\$65.00
21- 100 heads or detectors	=	\$120.00
101-200 heads or detectors	=	\$229.00
201-400 heads or detectors	=	\$594.00
401-1,000 heads or detectors=		\$822.00
Over 1,000 heads or detectors	=	\$1,050.00

B. Smoke detectors:

1-12 detectors	=	\$36.00
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Each additional 25 detectors = \$12.00

C. Independent pre-engineered systems: Number of systems x \$92.00 = \$_____

D. Gas or oil fired appliance, which is not connected to the plumbing system:
Number of appliances x \$46.00 = \$_____

E. Kitchen exhaust system: Number of systems x \$46.00 = \$_____

F. Incinerators: Number of incinerators x \$365.00 = \$_____

G. Crematoriums: Number of crematoriums x \$365.00 = \$_____

8. DEMOLITION OR REMOVAL PERMIT (If needed)

For a structure less than 5,000 sq. ft. in area and less than 30 feet in height, for one or for one or two-family residences (R*3), and for structures on farms, including commercial farm buildings:
\$65.00

9. SIGNS: \$1.20 per square foot (Note: Fee to be based on one side of double-sided signs)

10. CERTIFICATE OF OCCUPANCY FEES:

A. Fee shall be in the amount of 10% of the new construction permit fee
Minimum fee shall be \$120.00

B. The fee for a certificate of occupancy granted pursuant to a change of use group
\$120.00

C. The fee for a certificate of occupancy issued under NJAC 5:23-2.23C: \$120.00

11. The fee for PLAN REVIEW of a building for compliance under the alternate systems and non-depletable energy source provisions of the energy source provisions of the energy subcode shall be \$274.00 for one and two-family homes (use group R-3 of the building subcode), and for light commercial structures having the indoor temperature controlled from a single point, and \$1,369.00 for all other structures.

12. The fee for an application for a VARIATION in accordance with NJAC 5:23-2.10 shall be \$594.00 for class I structures and \$120.00 for class II and class III structures. The fee for resubmission of an application for a variation shall be \$229.00 for class I structures and \$65.00 for class II and class III structures.

13. The fee for a permit for LEAD HAZARD ABATEMENT work: \$140.00
The fee for a lead abatement clearance certificate: \$ 28.00

14. For cross connections and backflow preventers that are subject to testing, requiring reinspection annually, the fee shall be \$46.00 for each device when they are tested.

15. STATE PERMIT AND CERTIFICATION FEES:

Current fees pursuant to NJAC 5:23-4.19:

New structures and additions. Volume of structure x 0.019

Alterations (including asbestos abatement) .96 per \$1,000.00.

NO STATE OR CO FEE FOR TANK REMOVAL OR DEMOLITION.

Volume shall be computed in accordance with NJAC 5:23-2.28.

16. GRAND TOTAL OF ALL FEES: Minimum Fee for construction permit, in part or in total shall be \$46.00 pursuant to NJAC 5:23-2.27. In the case of a discontinuance of a building project, the plan review fees are NOT REFUNDABLE.

FLAT FEE FOR POOLS

\$ 50.00

17. SPECIAL INSPECTIONS: Any fire subcode or electrical subcode inspections requested on days on which the Town inspectors are not regularly scheduled.

\$ 25.00 each

ARTICLE 2. EXTERIOR DESIGN REGULATIONS

7-10. Building Permits Limited.

Except as provided herein, not more than one (1) Building Permit shall hereafter be issued for any dwelling to be erected in a housing development consisting of two or more houses, if it is substantially alike in exterior design and appearance with any neighboring dwelling situated on the same or opposite sides of the street within one hundred fifty (150') feet of a dwelling then in existence or for which a Building Permit has been issued or is pending. The distance herein-specified shall be construed to mean the distance between the street property lines of the respective properties. (1-22-69)

7-11. Definition of "Substantially Different".

Houses within such specified distance from each other to be deemed "substantially different from each other must differ in at least four (4) of the following six (6) respects:

1. The relative location of a garage, if attached, if any, or any such structural appurtenance with respect to the residential unit itself.
2. The relative location, size or type of windows and doors.
3. The height of the residential unit. The height, for the purposes of this Article, shall mean the vertical distance from the finished grade level to the uppermost point of the roof surface.
4. The type or pitch of roof.
5. The type or design of the siding material of the front and at least one (1) other face or elevation of the residential unit.
6. The type or design of the roofing material, or the color or pattern thereof.

7-12. Number of Basic Houses.

In addition to the requirements specified in 7-11, there shall be not less than three (3) separate basic house designs in every housing development consisting of eight (8) or more houses, and not less than five (5) basic house designs where there are fifteen (15) or more houses.

7-13. Design Committee.

To insure conformity with the provisions of this Article, a committee consisting of three (3) members shall be appointed annually by the Mayor of the Town and shall be known as the Design Committee. One (1) member shall be a member of the Town Planning Board of Class IV Membership; one (1) member shall be a member of the Zoning Board of Adjustment; and one (1) member shall be a citizen of the Town holding no other public office, either elected or appointed. The Building Inspector shall sit with the Committee for consultation, but shall have no vote. The Committee shall have the duty of reviewing plans for proposed residential construction within the Town in relation to the design standards imposed herein. Said Committee shall hold a regular meeting at least once each month.

No building permit shall hereafter be issued for more than one (1) dwelling in any housing development until a scaled drawing of the proposed structure showing the location of the house on each lot with respect to all lot lines, the complete floor plan or plans showing all necessary dimensions and elevations of all sides of each proposed dwelling and indicating all exterior materials as to type, design and color, and all necessary exterior dimensions, has been submitted to the Design Committee and approved with respect to the provisions of this Article. In event of any subsequent desired change in basic design or location of any dwelling in such a development, a revised drawing indicating all required dimensions and view shall be approved by said Committee. Said Committee shall hold meetings when applications before the Board require a meeting.

7-14. Violations.

Any owner or lessee, or other person or persons, who permits, takes part or assists in any violation of any provisions of this Article shall, upon conviction, for each and every violation thereof, and for each and every day that such violation thereof continues, be subject to a fine of not more than One Thousand (\$1,000.00) Dollars, or be subject to imprisonment in the Municipal or County Jail for a period not exceeding ninety (90) days, or both, in the discretion of the Judge before whom such conviction shall be had. (10-22-62)

ARTICLE 3. PROPERTY MAINTENANCE CODE

7-20. Adoption of Property Maintenance Code.

There is hereby adopted by the Town for the purpose of establishing rules and regulations governing the condition and maintenance of all structures and dwellings, establishing minimum standards governing supplied utilities and facilities and other physical things and conditions essential to insure that structures are safe, sanitary and fit for occupation and use, establishing minimum standards governing the condition of dwellings offered for rent, fixing certain responsibilities and duties of owners and occupants of structures, and fixing penalties for violation, that certain property maintenance code known as "The Basic Property Maintenance Code, First Edition, 1978", as published by Building Officials and Code, Administrators (BOCA) International, Inc., and the whole thereof, save such portions as are hereinafter deleted, modified or amended, of which not less than three (3) copies have been and now are filed in the office of the Clerk of the Town and the same are hereby adopted and incorporated as fully as if set out at length herein. The Code shall remain on file with the Clerk of the Town and may be examined by the public.

7-21. Amendments Made to the Property Maintenance Code.

A. Section PM-100.1 is amended to read as follows:

PM-100.1 Title: These regulations shall be known as the Property Maintenance Code of the Town of Hackettstown, hereinafter referred to as the property maintenance code or "this code".

B. Section PM-103.1 is amended to read as follows:

PM-103.1 Officer. It shall be the duty and responsibility of the code official to enforce the provisions of this code as herein provided. The code official is hereby designated as the Construction Official of the Town of Hackettstown. The code official in enforcing the code shall use the guidelines set forth in Appendix B of the Code.

C. Section PM-104.3 is amended by the addition of the following paragraph:

In the case of routine or regular inspections, the code official will notify the owner of the premises by mailing notice of such by regular mail to the address shown on the tax duplicate of the Town. Failure of the owner to receive such notice shall not prevent entry by the code official. In the

event of an emergency, the code official shall notify the owner by telephone prior to entry. Failure of the code official to so notify shall not prevent entry by the official.

D. Section PM-105 is amended to read as follows:

Section PM-105.0 Building Unfit for Human Habitation.

Section PM-105.1 Officer Designated. The Construction Official is hereby designated as the public official to exercise the powers prescribed by the section.

Section PM-105.2 Petition and Hearing. Whenever a petition is filed with the said public officer by a public authority of the Town or by at least five (5) residents charging that any building is unfit for human habitation or occupancy or use, or whenever it appears to the public officer (on his own motion) that any dwelling is unfit for human habitation or occupancy or use, the said public officer shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of and parties in interest in such building, a complaint stating the charges in that respect and containing a notice that a hearing will be held before the public officer (or his designated agent) at a place therein fixed not less than ten (10) days nor more than thirty (30) days after serving of said complaint; that the owner and parties in interest shall be given the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaint; and that the rules of evidence prevailing in the courts shall not be controlling in hearing before the public officer.

Section PM-105.3 Issuance of Order to Repair or Remove. If, after such notice and hearing, the public officer determines that the building under consideration is unfit for human habitation or occupancy or use, he shall state in writing his finding of fact in support of such determination and shall issue and cause to be served upon the owner thereof and parties in interest an order:

(a) Requiring that repair, alteration or improvement of said building to be made by the owner, within a reasonable time, which time shall be set forth in the order or at the option of the owner to vacate or have the said building vacated and closed within the time set forth in the order, and

(b) If the building is in such condition as to make it dangerous to the health and safety of persons on or near the premises, and the owner fails to repair, alter or improve the said building

within the time specified in the order, then the owner shall be required to remove or demolish said building within a reasonable time as specified in said order of removal.

Section PM-105.4 Violations. If the owner fails to comply with an order to repair, alter or improve or, at the option of the owner, to vacate and close the building, the public officer may cause such building to be repaired, altered or improved, or to be vacated and closed; the public officer may cause to

be posted on the main entrance of any building so closed, a placard with the following words, "This building is unfit for human habitation or occupancy or use; the use or occupation of this building is prohibited and unlawful".

If the owner fails to comply with an order to remove or demolish the building, the public officer may cause such building to be removed or demolished or may contract for the removal or demolition thereof after advertisement for and receipt of bids therefor.

Section PM-105.5 Cost of Removal. The amount of the cost of the filing of legal papers, expert witnesses' fees, search fees and advertising charges incurred in the course of any proceedings taken under this act determined in favor of the Town, and such costs of such repairs, alterations, or improvements, or vacating the closing or removal or demolition, if any, realized from the sale of materials derived from such building or from any contract for removal or demolition thereof, shall be a municipal lien against the real property upon which such cost was incurred. If the building is removed or demolished by the public officer, he shall sell the materials of such building. There shall be credited against the cost of the removal or demolition thereof the proceeds of any sale of such materials or any sum derived from any contract for the removal or demolition of the building. If there are no such credits, or if the sum total of such costs exceeds the total of such credits, a detailed statement of the aforesaid costs and the amount so due shall be filed with the municipal Tax Assessor or other custodian of the records of tax liens, and a copy thereof shall be forthwith forwarded to the owner by registered mail. If the total of the credits exceed such costs, the balance remaining shall be deposited in the Superior Court by the public officer, shall be secured in such manner as may be directed by such Court and shall be disbursed according to the order or judgment of the Court to the persons found to be entitled thereto by Final Order of Judgment of such Court; provided, however, that nothing in this section shall be construed to limit or impair in any way the power of the Town to

define and declare nuisances and to cause their removal or abatement, by summary proceedings or otherwise. Any owner or party in interest may, within sixty (60) days from the date of the filing of the Lien Certificate proceed in a summary manner in the Superior Court to contest the reasonableness of the amount or the accuracy of the costs set forth in the Municipal Lien Certificate.

Section PM-105.6 Conditions for Determination. The public officer may determine that a building is unfit for human habitation, occupancy or use if he finds that conditions exist in such building which are dangerous to the health or safety of the occupants of such building, the occupants of neighboring buildings, or to the residents of the Town of Hackettstown. Such conditions may include the following (without limiting the generality of the foregoing): Defects therein increasing the hazards of fire, accidents or other calamities; lack of adequate ventilation, light or sanitary facilities; dilapidation, disrepair, structural defects; uncleanliness.

The Property Maintenance Code of the Town of Hackettstown as herein adopted shall be used as a guide in determining the fitness of a building for human habitation, occupancy or use.

Section PM-105.7 Procedure. Process and procedure for the administration of this Article shall be governed by New Jersey Revised Statutes 40:48-2.3 to 40:48-2.12, and any amendments that may be made thereto.

Section PM-105.8 Powers of Public Officer. The public officer (Construction Official) is hereby designated and shall have the right to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this Article, including the following powers in addition to the others herein granted:

(a) To investigate the building conditions in order to determine which buildings therein are unfit for human habitation or occupancy or use.

(b) To administer oaths, affirmations, examine witnesses and receive evidence.

(c) To enter upon premises for the purpose of making examinations provided that such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession.

(d) To appoint and fix the duties of such officers, agents and employees as deemed necessary to carry out the purposes of this Article.

(e) To delegate any of his functions and powers under the Article to such officers and agents as he may designate.

E. Section PM-106.1 is amended to read as follows:

Section PM-106.1 Notice to Owner or to Person Responsible. Whenever the code official determines that there has been a violation of this code or has reasonable grounds to believe that a violation has occurred, he shall give notice to the owner or to the person or persons responsible therefor in the manner prescribed below.

F. Section PM-106.3.1 is deleted.

G. Section PM-107.1 is deleted.

H. Section PM-107.2 is deleted.

I. Section PM-107.3 is deleted.

J. Section PM-109.2 is amended to read as follows:

Section PM-109.2 Penalty. Any person, firm or corporation who shall violate any provision of this code shall, upon conviction thereof, be subject to a fine of not more than Five Hundred (\$500.00) Dollars, or imprisonment not to exceed ninety (90) days, or both, at the discretion of the court. Each day that a violation continues after due notice has been served in accordance with the terms and provisions hereof, shall be deemed a separate offense.

K. Section PM-109.3 is amended to read as follows:

Section PM-109.3 Prosecution. In case any violation order is not promptly complied with, the code official shall file a complaint in the municipal court to exact the penalty provided in Section PM-10.9.2.

L. Section PM-110,2.1 is amended to provide that the chief executive may appoint two (2) alternate members rather than one (1) alternate as provided in this section.

M. Section PM-110.0 is amended by the addition of Section PM-110.4 to read as follows:

Section PM-110.4 Meetings. The Board shall hold meetings on a regular basis at such times as determined annually by the Board, and such special meetings as may be required.

N. Section PM-111.1 is deleted.

O. Section PM-111.2 is deleted.

P. Section PM-111.3 is deleted.

- Q. Section PM-111.4 is deleted.
- R. Section PM-111.5 is deleted.
- S. Section PM-111.6 is deleted.
- T. Section PM-112.0 is added to read as follows:

Section PM-112.0 Reinspection. Upon written notification by the owner of condemned premises that necessary repairs have been made, the code official shall reinspect the said premises within seventy-two (72) hours for the purpose of reopening said premises.

- U. Section PM-201.0 "Extermination" is amended by the addition of the following sentence:

Any extermination measures shall be carried out in a safe manner as approved by the code official and in accordance with state regulations.

- V. Section PM-301.3 is amended to read as follows:

Section PM-301.3 Loading Areas. All loading areas, automobile service stations and drive-in food establishments shall be paved with appropriate surfacing material, as approved by the code official, to prevent erosion, and shall be free from dirt and other litter and kept in good repair. Where lighted for nighttime use, lights shall not be permitted to cast directly upon dwellings nearby.

- W. Section PM-301.6 is amended to read as follows:

Section PM-301.6 Noxious Weeds. All areas shall be kept free from weeds or plant growth which are noxious or detrimental to the public health and welfare as determined by the code official or Health Officer of the Town of Hackettstown.

- X. Section PM-303.8 is amended to read as follows:

Section PM-303.8 Stairs, Porches and Railings. Stairs and other exit facilities shall be adequate for safe ingress and egress.

- Y. Section PM-401.2 is amended by the addition of the following provision:

A skylight may be substituted for a window where it has the required area, is readily openable for ventilation, and is sufficiently transparent so as to allow unobstructed sunlight and view of the outside, as determined by the code official.

- Z. Section PM-404.5 is amended so as to provide that minimum ceiling height is seven (7') feet, rather than seven and one-third (7 1/3') feet.

- AA. Section PM-801.4 is amended by the deletion of the words "or an incinerator unit".

BB. The Property Maintenance Code is amended by the additions of Article 9 to read as follows:

Article 9. Minimum Standards for Commercial, Business, Industrial or Non-Residential Buildings and Premises.

P. M. - 900.0 General. No person shall occupy or let to another for occupancy any building or occupancy unit for use for non-residential or other than dwelling purposes which does not comply with the following requirements.

(a) The premises, both interior and exterior shall be kept and maintained free of litter (including without limiting the generality of the foregoing, discarded, windblown, deposited or dropped or strewn paper, wrappings, cardboard, bottles, cans, boxes and broken glass), free of all foreign materials defacing any surface thereof, free of any nuisances or hazards as the same are defined in this Article, and free of unsanitary conditions; it being hereby required that any of the foregoing shall be promptly removed and abated.

(b) The exterior of the premises shall be kept and maintained so that the appearance thereof shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards as may be adopted by the Town of Hackettstown and such that the appearance thereof shall not constitute a blighting effect upon neighboring properties, nor an element leading to a progressive deterioration and downgrading of neighboring properties with an accompanying diminution of property values including the following:

(1) There shall not be stored or used at a location visible from the street, sidewalks or other public areas, or exposed to public view any equipment and/or materials relating to commercial or industrial uses unless permitted under the zoning ordinance for the premises.

(2) The landscaping of premises shall be kept and maintained in an orderly state with lawns and bushes trimmed and free from becoming overgrown, littered and unsightly where such would constitute a blighting effect, depreciating adjoining and nearby property. Open areas shall be graded to eliminate holes, depressions, gullies, mounds, accumulators of debris or other unsightly or unsafe conditions. Walkways and driveways shall be maintained unobstructed and free of holes, depressions and gullies.

(3) All permanent signs and billboards exposed to public view permitted by the building code and zoning ordinance or other regulations or as a lawful non-conforming use shall be kept and maintained in good repair. Any sign or billboard which has weathered excessively or faded or the paint on which has excessively peeled or cracked shall, with its supporting members, be removed forthwith or put into a state of good repair. All nonoperative or broken electrical signs shall be repaired or shall with their supporting members, be removed forthwith.

(4) All windows exposed to public view shall be kept and maintained clean and free of marks and foreign substances. Except when necessary in the course of changing displays, no storage of materials, stock or inventory shall be permitted in window display areas ordinarily exposed to public view unless such areas are first screened by drapes, venetian blinds or other means of making the windows translucent. All screening of interiors shall be maintained in a clean and attractive manner and in a good state of repair.

(5) All store fronts and the exteriors of all buildings shall be kept and maintained in good repair and painted where required or otherwise provided with protective treatment sufficient to prevent deterioration and shall not constitute a safety hazard or nuisance. In the event repairs to a store front become necessary, such repairs shall be made in harmony with the original design with the same materials, or materials or appearance similar to those used in the construction of the store front in such a manner as permanently to repair the damaged area or areas.

(6) Any awning or marquee and its accompanying structural members which extend over any street, sidewalk or other portion of the premises shall be kept and maintained in good repair and shall be so maintained as not to constitute a nuisance or hazard. In the event any such awning or marquee is not properly maintained in accordance with the foregoing, it shall, together with its supporting members, be removed forthwith. In the event any such awning or marquee is made of cloth, plastic, or of similar materials, said materials where exposed to public view, shall be maintained in good condition and shall not show evidence of excessive weathering, discoloration, ripping, tearing, or other deterioration. Nothing herein shall be construed to authorize any encroachment of an awning, marquee, or its accompanying structural members on streets, sidewalks, or other parts of the public domain.

(7) No temporary painting scaffold or other temporary equipment used for construction, repair or maintenance shall be permitted to remain in place after completion of work or beyond a period of three (3) months after erection or placement thereof without permission of the public officer.

(c) The exterior of every building, structure or appurtenance thereto, shall be maintained in good repair and all exterior surfaces thereof shall be kept and maintained free from broken glass, loose shingles or siding, crumbling masonry, excessively peeling paint or other condition reflective of deterioration or inadequate maintenance to the end that the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties and the neighborhood protected from blighting influence.

(d) Any means of access to the roof of any building shall be kept and maintained in good and safe condition and repair, and the public officer may, upon determining that access to the roof or the means of any such access has become dangerous to life or limb by reason of the condition of the roof, lack of railings, inadequate parapets, loose materials or other conditions creating a hazard, may direct the owner or operator of the premises to lock or otherwise bar access to the roof provided, however, that the public officer shall first have determined that such action will not block necessary fire escape routes or access by the fire department in case of emergency.

(e) Floors shall be kept and maintained in a structurally sound condition, capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be free of hazards.

(f) Bathroom and water closet compartment floors shall be surfaced with water resistant material and shall be kept and maintained in a dry, clean and sanitary condition at all times.

(g) Supporting structural members shall be kept and maintained structurally sound, free from deterioration and capable of safely bearing imposed loads.

(h) Storage bins, rooms and areas shall be kept and maintained free of accumulated garbage and rubbish unless:

(1) Such rubbish is stored in watertight receptacles of metal or other material approved by the enforcing officer and provided with tight-fitting covers.

(2) Such rubbish is stored in non-leaking receptacles of metal or other material approved by the enforcing officer.

(3) Such storage bins, rooms and areas are of smooth, easily cleanable construction and are kept in a sanitary condition.

(4) Such storage areas, if located outside of a building and exposed to public view, are shielded by a method approved by the public officer and constructed in compliance with the applicable provisions of the Building Code of the Town of Hackettstown.

ARTICLE 4. ESTABLISHMENT OF FIRE LIMITS

7-25. Fire Limits Established.

Pursuant to Section 5:23-4.7 of the Uniform Construction Code and Section 301.1 et seq. of the Building Subcode, the following areas shall be incorporated within the Fire Limit Zone: All property fronting on Main Street between Stiger Street on the West and the easterly intersection of Route 46 (Mill Street) and Route 182 (Mountain Avenue) on the East, together with Block 75, Lot 19.

7-26. Building Restrictions.

All buildings and structures and all additions to existing buildings and structures, erected within the boundaries of the fire limits shall conform to the restrictions and requirements of Section 302.0 of the Building Subcode.

ARTICLE 5-HOUSE NUMBERS

Numbering of Buildings.

7-29. Numbering System. There is hereby established a numbering system for buildings in the town in accordance with the maps so numbered and on file in the office of the Town Clerk.

7-30. New Numbers.

It is hereby declared unlawful to use any new number on any building unless it is a number designated for use on maps for that particular location of any building.

7-31. Consistency with Numbering System.

Any person now the owner of any interest in a building or who may hereafter acquire any such interest is hereby charged with the obligation to change any number or numbers now in use on any such building if inconsistent with the numbering system hereby established as contained on such maps. Such obligation shall continue as long as such ownership interest continues to exist; and it is hereby declared unlawful to use any number inconsistent with the system and maps if such use is continued for a period of 60 days following the notification as hereafter described.

7-32. Compliance.

It shall be the duty of the property owner to know on which lot the subject building to be numbered is located and he shall use the appropriate number thereof. In case of conflict as to the proper number to be assigned to any building the tax assessor shall determine the number of such building and this decision shall be final. The mailed notice shall include an acknowledgment card to be returned to the tax assessor's office by the owner as his acknowledgment and notice of compliance with this section.

7-33. Duty of Owner to Procure Proper Numbers.

Whenever any house, building or structure shall be erected or located in this town after the establishment of the numbering system in accordance with the maps described in order to preserve the continuity and uniformity of numbers of the houses, building and structures, it shall be the duty of the owner to procure the correct number as designated from the office of the tax assessor for the property and to immediately fasten the number so assigned upon the buildings as provided by this section. No building permit shall be issued for any house, building or structure until the owner has procured from the office of the tax assessor the official number of the house, building or structure.

Final approval of any structure erected, repaired, altered or modified after August 1, 1990 shall be withheld by the building inspector until permanent and proper numbers have been affixed to such structure.

7-34. Regulations Governing Numbers.

The numbers shall be a minimum of 3 inches in height, clearly visible from the street, and located in a prominent place. House numbers shall be procured and affixed at the homeowner's expense.

7-35. Penalty.

The owner or occupant of any building who fails to comply with the provisions of this article within three months after notice of the number assigned to the building shall, upon conviction thereof, be punished by a fine not exceeding \$500.00, or by imprisonment not exceeding 90 days or both.

7-36. Enforcement. The enforcing agency shall be the Construction Official of the Town of Hackettstown.