

ORDINANCE NO. 2021-31

**ORDINANCE OF THE BOROUGH OF BELMAR AMENDING THE REVISED
GENERAL ORDINANCE CHAPTER 25: “BUILDINGS” TO DESIGNATE
REGULATIONS FOR THE DEMOLITION OF BUILDINGS**

BE IT ORDAINED by the Mayor and Council of the Borough of Belmar, County of Monmouth, State of New Jersey, that Chapter 25: “Buildings”, of the Borough’s Revised General Ordinances is hereby amended to include the following section:

25-2 DEMOLITION OF BUILDINGS AND STRUCTURES

a. Extermination of buildings.

No abandoned or vacant building or structure within the Borough of Belmar may be demolished or removed unless the same is first completely exterminated to rid the premises of infestation of vermin and rats. The Building Subcode Official shall require a certification in writing from a reputable exterminating company that it has treated the building and premises for the extermination of vermin and rats. The certification shall set forth the date on which the buildings and premises were treated, and a minimum period of seven days must elapse from the time premises were treated before a demolition permit will be issued.

b. Dust control and water usage during demolition.

- i. All demolition contractors, builders and construction contractors who perform demolition activities in the Borough of Belmar must either provide proof that a water truck will be utilized at any demolition site or obtain a permit from the Water and Sewer Department for temporary use of a hydrant. Fee shall be \$50 for a temporary water meter for the hydrant use. Proof of such permit must be provided in addition to the current demolition permit requirements.
- ii. Water must be sprayed during demolition to help control windblown fine materials such as soil, concrete dust and paint chips. The amount of water must be controlled so that runoff from the site does not occur, yet dust control is achieved. To protect the stormwater drainage system from runoff and loose particles, adjacent street gutters, sidewalks, driveways and other paved surfaces in the immediate area of the demolition must be swept daily to collect and properly dispose of loose debris and garbage.

c. Compliance with State of New Jersey Uniform Construction Code.

All buildings or structures within the Borough of Belmar may be demolished upon compliance with Section 25-2 of the Borough of Belmar Revised General Ordinances as well as the State of New Jersey Uniform Construction Code Section 5:23-2.17.

d. Time for Completion.

All building or structures demolished within the Borough of Belmar pursuant to this section shall have all work completed and the debris removed from the premises in a period that shall not exceed thirty (30) days from the date that construction/demolition work is first performed. However, this section shall not in any way conflict with the life expectancy of a construction permit issued pursuant to N.J.A.C. 5:23-2.14(e)(2). A recipient of a demolition permit pursuant to this subsection shall also be granted an extension of time, not to exceed thirty (30) days, by filing a written request for an extension of time to the Borough Construction Official which demonstrates that the delay in the demolition and cleanup process is not a result of its own inadvertence.

BE IT FURTHER ORDAINED that should any section, paragraph, sentence, clause, or phase of this ordinance be declared unconstitutional or invalid for any reason, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are hereby declared to be severable.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with this amending ordinance are hereby repealed to the extent of their inconsistencies only.

BE IT FURTHER ORDAINED that this ordinance shall be in full force and take effect twenty (20) days after final passage and publication, as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed on the first reading by the Council of the Borough of Belmar, County of Monmouth, State of New Jersey on **September 21, 2021 at 6:00 p.m.**, or as soon thereafter as the matter may be reached and considered, at the Borough of Belmar Municipal Building located at 601 Main Street, Belmar, New Jersey. The Ordinance will be considered for second and final reading at a meeting of the Township Committee on **October 5, 2021, at 6:00 p.m.**, or as soon thereafter as the matter may be reached and considered, at the Borough of Belmar Municipal Building located at 601 Main Street, Belmar, New Jersey. At that time the public is invited to ask questions, raise objections or provide public comment with regard to the proposed adoption of this Ordinance.

APRIL CLAUDIO, Borough Clerk