

**COUNCIL MEETING AGENDA**

**June 10, 2014**

- 1- Call to order
- 2- Flag Salute
- 3- Announcement
- 4- Minutes from previous meeting
- 5- Treasurer's report
- 6- Other financial reports
- 7- Committee Reports
- 8- **ORDINANCES**
  - a. 10-14-**ADOPTING THE REDEVELOPMENT PLAN**-Second Reading, Public Hearing
  - b. 11-14-**AMENDING CHAPTER 63, CONSTRUCTION CODE, UNIFORM**-Second Reading, Public Hearing
  - c. 12-14-**AMENDING CHAPTER 101, PROPERTY MAINTENANCE**-First Reading
  - d. 13-14-**AMENDING CHAPTER 118A, TOWING**-First Reading
  - e. 14-14-**ADOPTING AMENDMENTS TO ORDINANCE NO. 4-03 REGARDING CERTAIN PROPERTIES SUBJECT TO THE WHITE HORSE PIKE REDEVELOPMENT PLAN**-First Reading
- 9- **RESOLUTIONS**
  - a. 2013 Audit
  - b. Corrective Action Plan
  - c. Authorizing the Execution of a Redeveloper's Agreement
  - d. Senior Citizen Deduction
  - e. Widow of a Veteran's Deduction
  - f. 2014-2015 Liquor Licenses Renewal
  - g. Refund Liquor License Overpayment
  - h. Overpayment of Property Taxes
  - i. Chapter 159-Clean Communities Grant
  - j. Shared Services Agreement, Abandon Properties Rehabilitation
  - k. Establishing Police Extra-Duty Fees
  - l. Public Auction
  - m. Payment of Bills
- 10- Open to public
- 11- Adjournment

## **ORDINANCE #10-14**

**ORDINANCE OF THE BOROUGH OF OAKLYN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 49, LOTS 4, 5, 6 AND 7, BLOCK 53, LOTS 4 AND 5, BLOCK 64, LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 67, LOTS 1 AND 3, AND BLOCK 69, LOTS 1 AND 42, PREVIOUSLY DESIGNATED AS “AREAS IN NEED OF REDEVELOPMENT” WITHIN THE BOROUGH OF OAKLYN, PURSUANT TO N.J.S.A. 40A:12-1 ET SEQ.**

**WHEREAS**, the Borough Council of the Borough of Oaklyn, a municipal corporation in the County of Camden, State of New Jersey, has found that the public health, safety, morals and welfare of the community shall be promoted by the virtue of well planned redevelopment and rehabilitation; and

**WHEREAS**, on August 13, 2013, by Resolution No. 110-13, attached hereto and a part of this Resolution, the Borough Council of the Borough of Oaklyn found that there was substantial evidence to support a finding that all of the properties designated as Block 49, Lots 4, 5, 6 and 7, Block 53, Lots 4 and 5, Block 67, Lots 1 and 3, and Block 69, Lots 1 and 42, listed in “Preliminary Investigation for Determination of an Area in Need for Block 49, Lots 4, 5, 6 and 7, Block 53, Lots 4 and 5, Block 67, Lots 1 and 3, and Block 69, Lots 1 and 42 in the Borough of Oaklyn, Camden County New Jersey,” dated July 10, 2013, prepared by Key Engineers, Inc. of Berlin, New Jersey, attached hereto and a part of this Resolution, on the Official Tax Map located within the Borough of Oaklyn, were areas in need of redevelopment and shall be designated as a “redevelopment area” pursuant to N.J.S.A. 40A:12A-6; and

**WHEREAS**, on March 11, 2014, by Resolution No. 61-14, attached hereto and a part of this Resolution, the Borough Council of the Borough of Oaklyn found that there was substantial

evidence to support a finding that all of the properties designated as Block 64, Lots 1, 2, 3, 4, 5 and 6, listed in “Preliminary Investigation for Determination of an Area in Need for Block 64, Lots 1, 2, 3, 4, 5 and 6 in the Borough of Oaklyn, Camden County New Jersey,” dated January 6, 2014, prepared by Key Engineers, Inc. of Berlin, New Jersey, attached hereto and a part of this Resolution on the Official Tax Map located within the Borough of Oaklyn, were areas in need of redevelopment and shall be designated as a “redevelopment area” pursuant to N.J.S.A. 40A:12A-6; and

**WHEREAS**, redevelopment projects must be undertaken pursuant to a “redevelopment plan” adopted by municipal ordinance pursuant to N.J.S.A. 40A:12A-7, and said redevelopment plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

**WHEREAS**, on February 11, 2014, the Mayor and Borough Council of the Borough of Oaklyn, County of Camden, and State of New Jersey directed the Planning Board of the Borough of Oaklyn to prepare a proposed redevelopment plan for those areas so designated as “areas in need of redevelopment,” by Resolution No. 45-14 of the Mayor and Borough Council of the Borough of Oaklyn, specifically Block 49, Lots 4, 5, 6 and 7, Block 53, Lots 4 and 5, Block 67, Lots 1 and 3, and Block 69, Lots 1 and 42; and

**WHEREAS**, on March 11, 2014, the Mayor and Borough Council of the Borough of Oaklyn, County of Camden, and State of New Jersey directed the Planning Board of the Borough of Oaklyn to prepare a proposed redevelopment plan for those areas so designated as “areas in need of redevelopment,” by Resolution No. 62-14 of the Mayor and Borough Council of the Borough of Oaklyn, specifically Block 64, Lots 1, 2, 3, 4, 5 and 6; and

**WHEREAS**, on April 17, 2014, the Planning Board of the Borough of Oaklyn adopted a Resolution, attached hereto as “Exhibit A,” recommending to the Mayor and Borough Council of the Borough of Oaklyn the adoption of the Redevelopment Plan,” for those areas so designated as “areas in need of redevelopment;” and

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Borough Council of the Borough of Oaklyn, that the Redevelopment Plan, prepared by Key Engineers, dated April 17, 2014, attached hereto as “Exhibit A,” for those areas of land within the Borough of Oaklyn, more particularly described as Block 49, Lots 4, 5, 6 and 7, Block 53, Lots 4 and 5, Block 64, Lots 1, 2, 3, 4, 5 and 6, Block 67, Lots 1 and 3, and Block 69, Lots 1 and 42 on the Official Tax Map of the Borough of Oaklyn, designated as “areas in need of redevelopment,” by Resolution No. 110-13, dated August 13, 2013 and by Resolution No. 61-14, dated March 11, 2014, respectively, for approval by the Mayor and Borough Council of the Borough of Oaklyn, be and hereby is adopted.

**THE BOROUGH OF OAKLYN**

**BY:** \_\_\_\_\_  
**ROBERT FORBES, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**BONNIE L. TAFT, BOROUGH CLERK**

The foregoing Ordinance was introduced by Mayor and Council at the regular meeting held on May 13, 2014. This Ordinance will be considered for adoption on final reading and public hearing to be held on June 10, 2014 at 7:00 p.m. in the Council Meeting Room, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.

The purpose of this Ordinance is to adopt the Redevelopment Plan for certain properties in the White Horse Pike Project Area. A copy of this Ordinance is available at no charge to the general public between the hours of 8:00 AM to 4:00 PM, Monday through Thursday, and between the hours of 8:00 AM to 12:00 PM on Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.

The foregoing Ordinance was adopted on final reading and public hearing at a meeting held by Mayor and Council on June 10, 2014.

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Bonnie L. Taft, R.M.C.

**ORDINANCE #11-14**

**ORDINANCE OF THE BOROUGH OF OAKLYN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 63, CONSTRUCTION CODE, UNIFORM, IN THE CODE OF THE BOROUGH OF OAKLYN**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Oaklyn, County of Camden, and State of New Jersey, that Chapter 63, Construction Code, Uniform, in the Code of the Borough of Oaklyn is hereby amended as follows:

**ARTICLE I. SECTION 63-3 Fees.**

A. The basic construction permit fee shall be the sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures and devices and the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates provided herein plus any special fees, and shall be paid before the permit is issued.

(1) Building subcode fees.

(a) The minimum fee shall be \$65.

(b) New construction fees.

[1] Fees for Subcodes B, H, I-1, I-3, M, E, R-1, R-2, R-3, R-4, R-5 U, I-2 shall be \$0.027 times cubic feet of volume.

[a] Garden-type sheds.

[i] One hundred to 200 square feet: \$75 minimum fee.

[ii] Over 201 square feet: \$200 minimum fee.

[b] Exceptions: open structures (roofs without walls) accessory to one- and two-family dwelling: \$100 minimum fee.

[2] Fees for Subcodes A-1, A-2, A-3, A-4, F-1, F-2, S-1, S-2 shall be \$0.027 times cubic feet of volume.

[3] Farm use buildings, exclusively used for storage of food or grain or the sheltering of livestock: \$0.0008 times cubic feet of volume. The maximum fee is \$1,145.

(c) Renovations, alterations and repairs.

[1] Open deck structures.

[a] Under 100 square feet: \$65 minimum fee.

[b] One hundred square feet to 200 square feet: \$10 minimum fee.

[c] Two hundred one square feet to 400 square feet: \$150

minimum fee.

[d] Four hundred one square feet and over: \$200 minimum

fee.

[2] Estimated cost

[a] Up to and including \$50,000: \$30 per \$1,000.

[b] From \$50,001, up to and including \$100,000: \$23 per \$1,000 (additional fee).

[c] Above \$100,000: \$18 per \$1,000 (additional fee).

[3] Handicapped fees. Pursuant to the authority under N.J.S.A.52:27D-126e, no construction permit fee shall be required for the construction, reconstruction, alteration, improvement or repair of a structure and related devices installed or erected for the sole purpose to promote accessibility by the handicapped; handicapped being defined under N.J.S.A 52:27D-126e; and conforming to the current N.J.A.C 5:23.7 Barrier Free Code, and any subsequent amendments or additions thereto. By waiving of the fees, in no way waives the right of the enforcing agency to request plans for the purpose of reviewing plans for code compliance.

(d) Demolition.

[1] Structures of less than 5,000 square feet and less than 30 feet in height, one- and two-family residences (R-3) and structures on farms, including commercial farm buildings used exclusively for storage of food or grain or sheltering of livestock: \$82.

[2] All other groups: \$151.

(e) Deleted.

(f) Fees for new construction shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C 5:23-2.28. The new construction fee shall be in the amount of \$0.27 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified in Articles 3 and 4 of the Building Subcode.

(g) Fees for renovations and alterations and repairs or site construction, including sidewalks and aprons, shall be based on the estimate cost of the work. The fee shall be in the amount of \$30 per \$1,000. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of \$23 per \$1,000 of estimated cost above \$50,000. Above \$100,000, the additional fee shall be in the amount of \$18 per \$1,000 of estimated cost. The applicant shall submit to the Construction Code Official such data as may be available produced by the architect or engineer of record, or by a recognized estimating firm, or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Construction Code Official shall make the final decision regarding estimated cost.

(h) Fees for additions shall be computed on the same basis as for new construction for the added portion.

(i) Fees for combination renovations and additions shall be computed separately in accordance with Subsection [A\(1\)\(f\)](#) and [\(g\)](#) above.

(j) The fee for tents, in excess of 900 square feet or 30 feet in any dimension, shall be \$92.

(k) The fee for roofing work on Use Groups R-3 and R-4 structures shall be \$65.

(l) The fee for siding work on Use Groups R-3 and R-4 structures shall be \$65.

(2) Plumbing subcode fees.

(a) Minimum fee shall be \$65.

(b) The fee shall be in the amount of \$13 per fixture, piece of equipment or appliance connected to the gas or oil piping system except as indicated in subsection [A\(2\)\(c\)](#) below.

(c) Additional fees shall apply to the following devices. The fee shall be \$82 per special device for the following: grease traps, oil separators, refrigeration units, utility

service connections, backflow preventers equipped with test ports, (double check valve assembly, reduced pressure zone and pressure vacuum breaker backflow preventors), steam boilers, hot water boilers (excluding those for domestic heating, active solar systems, sewer pumps and interceptors). There shall be no inspection fee charged for gas service entrances.

(3) Electrical subcode fees.

(a) Minimum fee: \$65. For from one to 50 receptacles or fixtures, the fee shall be \$36; for each 25 receptacles or fixtures in addition to this, the fee shall be in the amount of \$6; for the purpose of computing this fee, receptacles or fixtures shall include lighting outlets, convenience receptacle, smoke and motors or devices of less than or equal to one horsepower or one kilowatt.

(b) For each motor or electrical device greater than one horsepower and less than or equal to 10 horsepower, and for transformers and generators greater than one kilowatt and less than or equal to 10 kilowatts, the fee shall be \$10.

(c) For each motor or electrical device greater than 10 horsepower and less than or equal to 50 horsepower, for each service panel, service entrance or subpanel less than or equal to 200 amperes, for each transformer and generator greater than 10 kilowatts and less than or equal to 45 kilowatts and less than or equal to 45 kilowatts and for each utility load management device, the fee shall be \$58.

(d) For each motor or electrical device greater than 50 horsepower and less than or equal to 100 horsepower, for each service panel, service entrance or subpanel greater than 200 amperes and less than or equal to 1,000 amperes and for transformers and generators greater than 45 kilowatts and less than or equal to 112.5 kilowatts, the fee shall be \$92.

(e) For each motor or electrical device greater than 100 horsepower, for each service panel, service entrance or subpanel greater than 1,000 amperes and for each transformer or generator greater than 112.5 kilowatts, the fee shall be \$457.

(f) 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 electrical current.

(g) Deleted.

(4) Fire subcode fees.

(a) Minimum fee: \$65.

(b) Fire protection and other hazardous equipment: sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums.

[1] The fee for 20 or fewer heads shall be \$65; for 21 to and including 100 heads the fee shall be \$120; for 101 to and including 200 heads the fee shall be \$229;

for 201 to and including 400 heads the fee shall be \$594; and for 401 to and including 1,000 heads the fee shall be \$822; the fee for over 1,000 heads shall be \$1,050.

[2] The fee for one to 12 detectors shall be \$65; for each 25 detectors in addition to this, the fee shall be in the amount of \$12.

[3] The fee for each standpipe shall be \$229.

[4] The fee for each independent pre-engineered system shall be \$92.

[5] The fee for each gas-or oil-fired appliance that is not connected to the plumbing system shall be \$46.

[6] The fee for each kitchen exhaust system shall be \$46.

[7] The fee for each incinerator shall be \$365.

[8] The fee for each crematorium shall be \$365.

(5) Fees for certificates and other permits.

(a) The fee for a demolition or removal permit shall be \$82 for Use Groups R-3 and R-4; the fee for all other use groups shall be \$130.

(b) The fee for a permit to construct a sign shall be in the amount of \$2.50 per square foot of surface area of the sign, computed on one side only for double-faced signs. The minimum fee shall be \$65.

(c) The fee for a certificate of occupancy for Use Groups R-3 and R-5 structures shall be \$65.

(d) The fee for a certificate of occupancy for all other use groups shall be 10% of the total permit fee, with a minimum charge of \$65. The fee for a certificate of continued occupancy issued under N.J.A.C. 5:23-2.23(c) shall be \$120.

(e) The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$120. The fee for plan review of a building for compliance under the alternate systems and nondepletable energy source provisions of the energy subcode shall be \$274 for one- and two-family homes (Use Group R-3 of the building subcode) and for light commercial structures having the temperature controlled from a single point and \$1,369 for all other structures.

(f) The fee for an application for a variation in accordance with N.J.A.C. 5:23-10 shall be \$594 for Class I structures and \$120 for Class II and Class III structures. The fee for resubmission of an application for a variation shall be \$229 for Class I structures and \$65 for Class II and Class III.

(g) The fee for lead hazard abatement work shall be \$140. The fee for lead abatement clearance certificate shall be \$28.

(h) For cross connections and backflow preventers that are subject to testing, requiring reinspection annually, the fee shall be \$82.

(i) Mechanical systems. The fee for a mechanical inspection in a Use Group R-3 or R-4 structure by a mechanical inspector shall be \$82 for the first device and \$13 for each additional device. No separate fee shall be charged for gas, fuel oil or water piping connections associated with the mechanical equipment inspected.

(j) Tanks, in ground or aboveground: on-site inspection fee shall be \$82.

(k) The building subcode permit fee for construction and installation for an aboveground swimming pool shall be \$65.

(l) The fee for a bonding/grounding inspection and certificate as required for public swimming pools, spas and hot tubs by P.L. 1998, c.137 *Editor's Note: See N.J.S.A. 52:27D-133.2.* shall be \$65.

(6) Minimum fee. In any case, the minimum fee for a construction permit, in part or total, shall be \$65 with the following exceptions as determined by the Construction Office:

(a) Deleted.

B. Third-party agencies. In the event that a third-party agency is used for any one of the subcodes, an administrative surcharge of 15% shall be added per subcode.

C. Discontinuance of building project. Pursuant to N.J.A.C. 5:23-2.27, in case of a discontinuance of a building project, plan review fees are not refundable.

D. Exemptions. The only exemptions to fees are for municipal buildings or use of buildings for municipal business and buildings of Use Group A-4.

**ARTICLE II.**

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

**ARTICLE III.**

This Ordinance shall take effect upon passage and publication according to law.

**THE BOROUGH OF OAKLYN**

**BY:** \_\_\_\_\_  
**ROBERT FORBES, MAYOR**

**ATTEST:**

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**BONNIE L. TAFT, BOROUGH CLERK**

The foregoing ordinance was introduced by Mayor and Council at its regular meeting held on May 13, 2014. This Ordinance will be considered for adoption on final reading and public hearing to be held on June 10, 2014 at 7:00 p.m. in the Council Meeting Room, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.

The purpose of this Ordinance is to modify certain existing fees within the Oaklyn Uniform Construction Code Ordinance. A copy of this Ordinance is available at no charge to the general public between the hours of 8:00 AM to 4:00 PM, Monday through Thursday, and between the hours of 8:00 AM to 12:00 PM, on Fridays (Legal Holidays excluded), at the Office of the Borough Clerk, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.

The foregoing Ordinance was adopted on final reading and public hearing at a meeting held by Mayor and Council on June 10, 2014.

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Bonnie L. Taft, R.M.C.

**ORDINANCE #12-14**

**ORDINANCE OF THE BOROUGH OF OAKLYN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 101, PROPERTY MAINTENANCE, IN THE CODE OF THE BOROUGH OF OAKLYN**

**BE IT ORDAINED** by the Mayor and Borough Council of the Borough of Oaklyn, County of Camden, and State of New Jersey, that Chapter 101, Property Maintenance, in the Code of the Borough of Oaklyn, is amended as follows:

**ARTICLE I.            ARTICLE I.            SECTION 101-8            Violations; penalties.**

Any owner, operator or occupant who or which shall violate any of the provisions of this Chapter shall, upon conviction thereof, be liable for penalties or any combination thereof as set forth in Chapter 1-14 of the Code of the Borough of Oaklyn, in the discretion of the Judge of the Municipal Court before whom such violation is heard and conviction made, but in no event shall the fine be less than \$250.00. Each day that a violation occurs shall be deemed a separate and distinct violation, subject to the penalty provisions of this Chapter.

**ARTICLE II.            ARTICLE I.            SECTION 101-11.            Alternate service of notice.**

In the event that personal service cannot be made, or in the event that service by certified mail is not accepted, service shall be accomplished by posting said notice in a conspicuous place on the premises, or by electronic mail to an e-mail address provided by the property owner, operator or occupant, with a "Read Receipt Request" provided.

**ARTICLE III.      ARTICLE I.      SECTION 101-12.1      Subsequent remedial action; continuing notice.**

Where the owner, operator and/or occupier refuses and/or neglects to correct the violation(s) within five (5) days after receipt of notice as referenced in this Section, and the Borough is required to take corrective measures as referenced in Section 101-10 of this Chapter, the notices given to the owner, operator and/or occupier of any such land shall be valid for subsequent remedial action to the property a period of one hundred twenty (120) days from the expiration of five (5) days following service and/or posting of notice as provided in Section 101-11 of this Chapter.

**ARTICLE IV.      ARTICLE III.      SECTION 101-21.      Definitions.**

The following definition is added in the Code of the Borough of Oaklyn. All other definitions contained in Section 101-21 of this Article are retained in their entirety:

**OPERATOR:** Any person, persons or entity who is not the owner, who has charge, care and control of a premises or part thereof, with or without the knowledge, consent or authority of the owner. Operator shall also include a creditor, as defined in P.L.2014, c.5, that has served a notice of intention to foreclose on a mortgage on a residential property pursuant to P.L.19101, c.244, and that property has become vacant after the filing of this intention to foreclose.

**ARTICLE V.      ARTICLE III.      SECTION 101-22.      Registration requirements.**

Effective September 1, 2013, the owner and/or operator of any vacant property, as defined herein, shall, within 30 calendar days after the building becomes vacant property or within 30 calendar days after assuming ownership of the vacant property, whichever is later, or within 10 calendar days of receipt of notice by the municipality, file a registration statement for such vacant property with the Property Maintenance Inspector on forms provided by the Borough of Oaklyn for

such purposes. Failure to receive notice by the municipality shall not constitute grounds for failure to register the property.

A. Each property having a separate block and lot number as designated in official records of the municipality shall be registered separately.

B. The registration statement shall include the name, street address, telephone number and e-mail address (if applicable) of a person 21 years or older, designated by the owner and/or operator or owner and/or operators as the authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of such owners and/or operators in connection with the enforcement of any applicable code, and the name, street address, telephone number and e-mail address (if applicable) of the firm and the actual name(s) of the firm's individual principal(s) responsible for maintaining the property. The individual or representative of the firm responsible for maintaining the property shall be available by telephone or in person on a twenty-four-hour-per-day, seven-day-per-week basis. The two entities may be the same or different persons. Both entities shown on the statement must maintain offices in the State of New Jersey or reside within the State of New Jersey.

C. The registration shall remain valid for one year from the date of registration, except for the initial registration time, which shall be prorated through December 31. The owner and/or operator shall be required to renew the registration annually as long as the building remains a vacant property and shall pay a registration or renewal fee in the amount prescribed in § 101-25 of this article, for each vacant property registered.

D. The annual renewal shall be completed by January 1 each year. The initial

registration fee shall be prorated for registration statements received less than 10 months prior to that date.

E. The owner and/or operator shall notify the Borough Clerk within 30 calendar days of any change in the registration information by filing an amended registration statement on a form provided by the Borough Clerk for such purpose.

F. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Borough against the owners and/or operators of the building.

**ARTICLE VI. ARTICLE III. SECTION 101-23. Access to vacant properties.**

The owner and/or operator of any vacant property registered under this article shall provide access to the Borough to conduct exterior and interior inspections of the building to determine compliance with municipal codes, upon reasonable notice to the property owner and/or operator or the designated agent. Such inspections shall be carried out on weekdays during the hours of 8:00 a.m. and 4:00 p.m., or such other time as may be mutually agreed upon between the owner and/or operator and the Borough.

**ARTICLE VII. ARTICLE III. SECTION 101-26. Requirements of owners and/or operators of vacant properties.**

The owner and/or operator of any building that has become vacant property, and any person maintaining or operating or collecting rent for any such building that has become vacant, shall, within 30 days thereof:

A. Enclose and secure the building against unauthorized entry as provided in the applicable provisions of the Borough Code or as set forth in the rules and regulations supplementing those codes; and

B. Post a sign affixed to the building indicating the name, address and telephone number of the owner and/or operator, the owner and/or operator's authorized agent for the purpose of service of process (if designated pursuant to § 101-24 of this article), and the person responsible for the day-to-day supervision and management of the building, if such person is different from the owner and/or operator holding title or authorized agent. The sign shall be of a size and placed in such a location so as to be legible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than eight inches by 10 inches; and

C. Secure the building from unauthorized entry and maintain the sign until the building is again legally occupied or demolished or until repair or rehabilitation of the building is complete;

D. Ensure that the exterior grounds of the structure, including yards, fences, sidewalks, walkways, rights-of-way, alleys, retaining walls, attached or unattached accessory structures and driveways, are well maintained and free from trash, debris, loose litter and grass and weed growth; and

E. Continue to maintain the structure in a secure and closed condition, keep the grounds in a clean and well-maintained condition, and ensure that the sign is visible and intact until the building is again occupied or is demolished or until repaired and/or rehabilitation of the building is complete.

F. If the owner of a residential property vacates or abandons any property on which a

foreclosure proceeding has been initiated, or if a residential property becomes vacant at any point subsequent to the operator's filing the summons and complaint in an action to foreclose on a mortgage against the subject property, but prior to vesting of title in the operator or any other third party, and the property is found to be a nuisance and/or in violation of any of the provisions of this Article, the Code Enforcement Officer shall notify the operator, which shall have the responsibility to abate the nuisance and/or correct the violation in the same manner and to the same extent as the title owner of the property, to such standard or specification as may be required by State law or this Article. The Borough shall include a description of the conditions that gave rise to the violation with the notice of violation, and shall provide a period of not less than 30 days from the operator's receipt of the notice for the operator to remedy the violation. If the operator fails to remedy the violation within that time period, the Borough may impose penalties allowed for such violations pursuant to Section 101-27 of this Article.

**ARTICLE VIII.      ARTICLE III.      SECTION 101-27.      Violations; penalties.**

A.      Any owner, operator or occupant who or which shall violate any of the provisions of this Article shall, upon conviction thereof, be liable for penalties or any combination thereof as set forth in Chapter 1-14 of the Code of the Borough of Oaklyn, in the discretion of the Judge of the Municipal Court before whom such violation is heard and conviction made, but in no event shall the fine be less than \$250.00. Each day that a violation occurs shall be deemed a separate and distinct violation, subject to the penalty provisions of this Article.

B.      For purposes of this Article, failure to file a registration statement within 30 calendar

days after a building becomes vacant property or within 30 calendar days after assuming ownership of a vacant property, whichever is later, or within 10 calendar days of receipt of notice by the municipality, and failure to provide correct information on the registration statement, or failure to comply with the provisions of such provisions contained herein shall be deemed to be violations of this Article.

**ARTICLE IX.**

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

**ARTICLE X.**

This Ordinance shall take effect upon passage and publication according to law.

**THE BOROUGH OF OAKLYN**

**BY:** \_\_\_\_\_  
**ROBERT FORBES, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**BONNIE L. TAFT, BOROUGH CLERK**

The foregoing ordinance was introduced by Mayor and Council at a meeting held on June 10, 2014. This Ordinance will be considered for adoption on final reading and public hearing to be held on July 8, 2014 at 7:00 p.m in the Council Meeting Room, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.

The purpose of this Ordinance is to make certain amendments to the Property Maintenance Code of the Borough of Oaklyn.. A copy of this Ordinance is available at no charge to the general public between the hours of 8:00 AM to 4:00 PM, Monday through Thursday (Legal Holidays excluded), and between the hours of 8:00 AM to 12:00 PM on Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Oaklyn Borough Hall, 229 Trenton Avenue, Oaklyn, New Jersey.

DRAFT

**ORDINANCE #13-14**

**ORDINANCE OF THE BOROUGH OF OAKLYN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 118A, TOWING, IN THE CODE OF THE BOROUGH OF OAKLYN**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Oaklyn, County of Camden, and State of New Jersey, that Chapter 118A, Towing, in the Code of the Borough of Oaklyn is hereby amended as follows:

**ARTICLE I. SECTION 118A-1. Purpose.**

A. The purpose of this Chapter is to secure towing, recovery, and storage services for motor vehicles that are:

- (1) Standing in violation of current laws or ordinances, and/or that pose a safety hazard or a security risk, under circumstances where the owner or the operator is incapable of or unwilling to relocate the vehicle; or
- (2) Abandoned on public or private property; or
- (3) Recovered stolen, and unable to be immediately claimed by the rightful legal owner; or
- (4) The instrument or fruits of a crime; or
- (5) Otherwise determined by the Police Department to require lawful removal and/or storage.

B. The community caretaking function, which is administered by the Police Department, requires a high degree of competence, integrity, reliability, expertise, and responsible business ethics on the part of the towing operator (hereinafter, “operator”). Accordingly, the specifications contained herein are designed to secure the services of a professional, emergency towing/recovery contractor, at a competitive and reasonable cost, while protecting the property rights and financial interests of vehicle owners.

**ARTICLE II. SECTION 118A-2. Word usage and definitions.**

A. As used in this Chapter and unless otherwise indicated by the context, the words or terms herein shall have the meanings indicated. When not consistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include words in the singular number and words in the singular number include the plural number.

B. As used in this Chapter, the following terms shall have the meanings indicated:

**BOROUGH** — The Borough of Oaklyn.

**CHIEF OF POLICE** — The Chief of the Police of the Borough of Oaklyn.

**CRUISING** — The operation of an unengaged wrecker along a public street at a slow rate of speed or in any fashion calculated, designed or having the effect of soliciting towing business on a public street.

**IMPOUND AREA** — The fenced-in area specifically used by a tower, on the approved towing list of the Borough, for storage of towed vehicles. Not more than two (2) “impound areas”

may be contained with each one-half (1/2) acre of any one (1) storage facility.

**PERSON** — Any individual, firm, partnership, association, corporation, company or organization of any kind.

**SHALL** — Shall is always mandatory and not merely directory.

**STORAGE FACILITY** — A storage lot or storage area, and shall mean the location within two (2) miles of the geographic boundary of the Borough of Oaklyn, consisting of a minimum of one-half (1/2) acre and used for storage of vehicles towed by towing operators on the list approved by the Borough.

**TOWING LIST** — The list of towing operators and wreckers maintained by the Police Department under the direction and supervision of the Chief of Police to provide, on a rotating basis, towing service and storage at the request or call of authorized personnel or members of the Police Department in cases of emergency, accidents involving motor vehicles and for disabled, abandoned or illegally parked, operated vehicles.

**TOWING OPERATOR** — A person engaged in the business of offering towing services, whereby damaged, disabled, illegally parked, operated or abandoned motor vehicles are towed or otherwise removed from the places where they are damaged, disabled, impounded or abandoned by use of a wrecker, tow truck or other vehicles designed for that purpose.

**TOWING SERVICE** — That service performed, rendered or provided by towing, removing, transporting or conveying any kind of vehicle which is or has been damaged, abandoned, impounded, disabled or otherwise unable to be moved under its own power, for which a charge is

made against the owner or operator of the vehicle.

**WRECKER** — A vehicle designed and equipped for removing and transporting wrecked or disabled vehicles. This term shall also include a flatbed, tow truck or other vehicle used for or to perform towing services.

**ARTICLE III. SECTION 118A-3. Towing list.**

The Chief of Police shall establish and maintain a list of qualified towing operators who shall be issued licenses to provide, on a rotating basis, towing services at the request of the Oaklyn Police Department. Towing operators on the list will be scheduled and treated equally and fairly.

**ARTICLE IV. SECTION 118A-4. Licensed required; annual renewal; reinspection.**

To be placed on the towing list, towing operators shall be qualified and required to apply for and hold a license to perform towing services at the request or call of the Police Department. The license shall be issued to all qualified towing operators approved by the Chief of Police to be placed on the towing list. Said license shall be subject to annual renewals by the Chief of Police on April 1 of each year. Prior to issuance of any license or renewal, the Chief of Police shall cause an inspection to be made of the required storage facility and towing equipment to verify compliance with this Chapter and all other applicable federal, state and local laws, ordinances, rules and regulations.

**ARTICLE V.**

**SECTION 118A-5.**

**Application for license.**

A. Applications for licenses hereunder shall be submitted to the Chief of Police upon forms prepared and made available by the Borough. The application form shall be properly completed, signed and accompanied by the application and license fee. The Chief of Police shall investigate and review all applications for compliance with the terms of this Chapter and minimum standards of operator performance mandated by statute. The background and driving records of all applicants and employees shall be checked by the Police Department.

B. Among other things, the applications shall contain:

- (1) The name of the applicant, with both the home and business address of the applicant as well as home and business telephone numbers.
- (2) A statement whether applicant is an individual, firm, partnership, association, corporation, company or other type of entity.
- (3) The names and addresses of all persons owning an interest in the applicant and, if a corporation, the names and addresses of all officers and stockholders with the interest held by each.
- (4) The names of all employees, with their drivers' license and social security numbers.
- (5) The description of all vehicles and equipment to be used in providing towing

service, setting forth the year, make, model, serial number, license and registered owner of each vehicle.

(6) The location within five (5) miles of the geographic boundary of the Borough of Oaklyn wherein the equipment is maintained and stored; the name and address of the owner, lot and block number and size of storage facility or impound area.

**ARTICLE VI. SECTION 118A-6. Application and license fee; renewal fee.**

The application and license fee under this Chapter shall be one hundred dollars (\$100.00). The annual renewal fee shall be in the amount of fifty dollars (\$50.00)

**ARTICLE VII. SECTION 118A-7. Operator performance.**

The following minimum standards shall be required of all operators seeking to be placed on the towing list with the Borough for towing and storage services:

A. Equipment.

- (1) The operator must maintain the following equipment:
  - (a) One heavy duty wrecker – Minimum 25 ton capacity.
  - (b) One medium duty wrecker - 20 ton capacity
  - (c) One light duty wrecker - 10 ton capacity
  - (d) One flat bed truck
- (2) Wreckers used by the operator must be of such construction to tow any type of

vehicle and to pass inspection of the Borough Police Department.

(3) Each vehicle shall be equipped with a shovel, broom and any other equipment necessary to clean up broken glass, oil and other fluids and any other debris from the scene of an accident. It shall be the operator's responsibility to clean up such debris if requested to do so by any officer of the Borough Police Department at the scene of the accident, at no cost to the vehicle owner, driver or representatives.

(4) Wreckers shall be maintained in good condition, comply with all applicable provisions of N.J.S.A. 39:1-1, et seq., be available twenty-four (24) hours a day and be identified on each side with the name and address of the operator. There shall be no marking on wreckers indicating affiliation with Police Department, such as "official police towing."

(5) At the time of submission of its bid, the operator shall submit to the Borough satisfactory proof of ownership of the required number of wreckers necessary to meet the Borough's requirements.

**ARTICLE VIII. SECTION 118A-8. Removal of vehicles.**

A. Abandoned vehicles. Any vehicle of any size, in any condition, left anywhere within the Borough limits upon any street or public right-of-way, public easement, public avenue, alley, thoroughfare, or public or quasi-public places including parks and playgrounds, without a current registration, vehicle identification plates, insurance, determined abandoned by the Police Department pursuant to 39:4-56.5, etc. and all vehicles as defined by N.J.S.A. 39:10A-1. When the

Borough obtains a Court Order from a Municipal Judge to remove a vehicle from private property, the vehicle will be deemed to be abandoned for purposes of this section and the requirements of this section shall apply.

B. Disabled vehicle. Any vehicle left anywhere within the Borough limits due to its inability to operate resulting from motor vehicle accident or mechanical failure.

C. Impounded vehicle. Any suspected stolen, unregistered, unsafe vehicle or a vehicle involved in criminal investigation on which a "HOLD" has been placed by the Police Department.

D. Otherwise determined by the Police Department to require lawful removal and/or storage.

E. General procedures.

(1) Operator shall be notified by the Department of Police for the removal of all vehicles whether considered abandoned, disabled or impounded. Operator must arrive prepared to remove all vehicles within twenty (20) minutes of notification, unless otherwise specified by the Police Department. If the operator fails to respond within the allotted time, the Borough may, within its discretion, notify another vendor to effect immediate removal and towing of vehicles. Any towing charges assessed by the vendor to the Borough shall be passed on to the operator.

(2) Operator must be available for removal and storage of vehicles twenty-four (24) hours a day, seven (7) days a week, including the removal of abandoned vehicles.

(3) In the event that the owner of a vehicle also arrives at the scene to which operator has been summoned, with approval of the Police Department the owner shall be allowed to

remove the vehicle at no expense to himself or the Borough.

(4) In the event operator is required to perform additional unspecified services in furtherance of its obligations hereunder, such services shall be provided at reasonable cost. Such services shall not affect the basic towing and storage charges outlined in these specifications. Such services and the costs to be charged therefore shall be reported and supplied to the Borough forty-eight (48) hours before the performance of these services. The Borough shall have the right to discontinue any additional unspecified service it deems not to be in furtherance of this Chapter.

(5) The Borough shall have the exclusive right to define what constitutes “motor vehicle” for purposes of this Chapter. Anything deemed by the Borough at its sole discretion not to be a “motor vehicle” may be removed or in any other way dealt with by the Borough without compensation to the operator.

(6) The Borough shall have the exclusive right to determine what constitutes a "salvage" vehicle for the purpose of this Chapter. The Borough shall have the exclusive right to determine what constitutes a “scrap/shredder” vehicle for the purpose of this Chapter.

(7) In the event that a vehicle has been wrongfully removed pursuant to this Chapter, the vehicle shall be returned to the owner at no charge. On occasion, operator will be required to tow certain wrongfully removed vehicles back to the initial towing site. In the event the Police Department authorizes the impounding of any vehicle for investigation from the “victim” of a crime or offense, said vehicle shall be returned to the owner upon completion of the investigation at

no charge to the victim.

(8) Any municipal owned vehicles shall be towed free of charge.

(9) Operator shall change flat tires on any Borough owned vehicle, free of charge, when requested by the Borough.

(10) Operator must accept all major credit cards for all towing services and associated costs.

**ARTICLE IX. SECTION 118A-9. Storage of vehicles.**

A. All vehicles removed pursuant to this Chapter must be stored at the operator's storage facilities, with the following exception: On occasion, operator will be required to tow certain vehicles, which are involved in criminal investigation, or other investigations to a designated facility for further investigation, at no charge to the Borough.

B. All vehicles removed pursuant to this Chapter shall be stored in a separate holding area of operator's storage facilities. Only vehicles towed pursuant to this Chapter shall be stored in said holding area and there shall be no co-mingling of these with any other vehicles. Within this designated area, abandoned or disabled vehicles shall be separated from impounded vehicles. Impounded vehicles shall be stored in a separate, enclosed, secure facility which shall be able to provide space for a minimal of two (2) vehicles towed for criminal investigation. There shall be no additional charge for inside storage, if required.

C. All vehicles removed pursuant to this Chapter shall be stored according to the month

in which they were towed and shall be marked appropriately on the windshield.

D. Operator shall be responsible for each vehicle in his storage area, including but not limited to damage or theft, until final disposition or removal is ordered by the Borough. All vehicles, regardless of condition, must be stored singly and so arranged to permit inspection and subsequent removal if necessary. Adequate walkway inspection space must be provided at all times.

E. The owner of any vehicle towed shall have the right to remove property belonging to him from the stored vehicle at no cost to the owner unless a "Police Hold" is marked on tow form. Vehicle owner or his representative shall have the right to take photos of a stored vehicle for insurance purposes at no cost to the vehicle owner or his representative. Any property removal disputes will be referred to the police department.

F. All valuables found in vehicles, such as jewelry or currency, shall be turned into the Police Department. After-market items such as audio equipment, auto accessories shall be stored and inventoried by the operator.

G. All vehicles and/or property stored pursuant to this Chapter shall be produced no later than two (2) hours upon demand by the Police Department.

**ARTICLE X. SECTION 118A-10. Disposal of vehicles.**

A. Release of vehicles to owners or lien holders.

(1) No vehicle shall be released to either owners or lien holders without a "Police

Release form.” Vehicles shall be available for release between 9:00 a.m. to 5:00 p.m., Monday through Friday, and 9:00 a.m. to 12:00 Noon, Saturday, except for legal holidays. It shall be the responsibility of the Borough Police Department, to notify the owners of vehicles, when known, when vehicles are turned over to the operator for removal and storage. Additionally, the operator shall notify in writing, the owner(s) and lien holder(s) of the location of the vehicle and all costs associated with its removal.

(2) Upon the release of a vehicle to its owner or lien holder, all ownership rights and responsibilities shall revert to the owner or lien holder. The Borough shall not be liable for daily storage fees for any day following the date of release, whether or not the owner actually reclaims possession of the motor vehicle from the operator. Operator shall not impose any additional charges upon an owner or lien holder which are not expressly indicated. All vehicles shall be released by operator upon receipt of a police/vehicle release form from the Police Department.

(3) The Borough Police Department shall notify the operator of all released vehicles stored at the operator’s storage facilities pursuant to this Chapter. However, any failure to provide such information cannot be used as a basis for liability against the Borough.

(4) The operator shall notify the Borough of any released vehicle which remains unclaimed by the owner by way of a monthly written report.

**B. Disposal by public sales.**

(1) Pursuant to state law, abandoned and disabled vehicles may be disposed of after remaining unclaimed for a period of thirty (30) days and may be sold at public auction.

Impounded vehicles must be held for a period of at least ninety (90) days prior to sale at public auction.

(2) Prior to each sale, all vehicles to be sold shall be numbered by the operator for identification purposes.

(3) The operator shall be required to complete all necessary documents to obtain the appropriate titles for the vehicles. Each sale shall be advertised as required by law and the advertisement shall state the date of the sale, the lowest minimum bid for each vehicle and the towing and storage fees accrued up to the date of sale. The operator shall be responsible for all costs associated with advertisement fees and any fees necessary to obtain junk titles.

(4) It shall be exclusively within the authority of Borough of Oaklyn to determine which vehicles are exposed to public sale. The operator is required to have all vehicles advertised for sale available for inspection and sale in accordance with the public advertisement. Operator shall make said sale vehicles available to the public for inspection one (1) hour prior to the scheduled sale time.

(5) Operator shall be entitled to reimbursement, from the successful purchaser, for the towing fee plus accrued daily storage fees in accordance with the fee schedule as set forth in the corresponding resolution. The daily storage fees shall commence the day of the tow and shall end the day of the public sale of the vehicle.

(6) Operator shall furnish the Borough in advance of each public sale, the amount of operator's lien calculated to the date of the sale. Failure to do so shall be deemed a waiver by the

operator of the right to enforcement of said lien.

(7) Each successful purchaser at the public sale shall reimburse the operator for accrued towing and storage fees for the vehicle he/she purchases. The remainder of the purchase price, if any, shall be paid to the Borough by the successful purchaser. All monies will be collected by the operator and turned over to the Borough.

(8) Operator may participate in the public sale as a bidder.

(9) The Borough will not be responsible for charges due and owing the operator from a claimant or purchaser of a vehicle, nor will it assist the operator in collecting such charges.

(10) Any monies received by the Borough upon sale of any property pursuant to law shall be the property of the Borough and shall not be subject to any charges, claims or liens by the operator, his agent, or servant.

(11) The Borough reserves the right to retain possession of any vehicles or vehicle parts, ownership of which the Borough has obtained pursuant to N.J.S.A. 40A:14-157 and N.J.S.A. 39:10A-1, needed for municipal purposes. The Borough shall not be assessed any towing or storage charges for these vehicles.

(12) It shall be exclusively within the authority of the Borough to sell some, or all, vehicles in multiple lots rather than individually. Salvage vehicles shall be sold as a lot only auction.

(13) The Borough shall hold public sales at its discretion and shall not be liable for any expenses incurred by operator as a result of failure to hold sales.

C. Disposal of scrap/shredder vehicles. The operator shall dispose of all vehicles which have been determined to be scrap/shredder vehicles by Borough of Oaklyn shall not be reimbursed by the Borough for any towing and storage fees for any scrapped/ shredder vehicle and/or stored pursuant to this Chapter.

**ARTICLE XI. SECTION 118A-11. Records and inspections.**

A. Operator shall maintain a record of all property found anywhere in a towed vehicle, including the trunk and glove compartment, if open or key available, and shall be responsible until claimed by owner.

B. Operator shall maintain records of all vehicles towed, stored, and released by him under this Chapter, as well as all services rendered pursuant to this Chapter including additional unspecified services performed in furtherance of operator's obligations hereunder. Records shall be kept for a period of seven (7) years.

C. The Chief of Police, or his designee, shall have access to any part of the storage area at any time of the day or night, for inspection purposes, including both indoor and outdoor area.

D. Authorized representatives of the Department of Police, shall have access to any of the records required to be kept by the operator. These representatives will include the Chief of Police, Detective Sergeant, or any other person designated by the Chief of Police or Mayor.

**ARTICLE XII. SECTION 118A-12. Charges for services.**

The fee schedule or charges established for the towing and road services by towing operators on the rotating Borough list maintained by the Borough of Oaklyn Police Department under the direction of the Chief of Police and for storage in conjunction therewith, shall be adopted by Resolution of the Borough Council of the Borough of Oaklyn, with reference to this Section of Chapter 118A.

**ARTICLE XIII. SECTION 118A-13. Standby services.**

A. In addition to the other services herein outlined, the operator will be required to furnish extra towing equipment and service during storm periods, periods of snow emergencies, traffic emergencies, disasters, etc., and for any other reason when so designated by the Mayor and/or Chief of Police, or their duly authorized representatives. During such periods which are herein referred to as standby periods, the operator shall be required to furnish adequate equipment and service to be held ready to remove passenger vehicles, trucks, tractor trailers and other heavy vehicles and equipment.

B. Standby service will begin when the Chief of Police, or his authorized designee, calls the operator initially and will end when he terminates the standby status by calling the operator.

C. The Borough reserves the right, during any emergency, to designate temporary areas owned or leased by the Borough for the storage of disabled vehicles to said area at the direction of the Chief of Police.

D. During said emergencies, the operator shall be entitled to make regular charges to the

owners of the vehicles so removed and where storage space is made available by the operator, the operator shall be entitled to charge the owner of the vehicle the lawful daily storage charge in addition thereto.

**ARTICLE XIV. SECTION 118A-14. Record of vehicle towed.**

Every licensed towing operator called by the Police Department shall keep a record of the name and address of the owner of the towed vehicle and shall file reports as required by the Chief of Police which shall include but not be limited to itemized towing and storage charges per vehicle.

**ARTICLE XV. SECTION 118A-15. Violations; penalties.**

Any person who violates any provision of this Chapter may be removed from this towing list and, in addition shall, upon conviction thereof, be liable for penalties or any combination thereof as set forth in Chapter 1-14 of the Code of the Borough of Oaklyn, in the discretion of the Judge of the Municipal Court before whom such violation is heard and conviction made, but in no event shall the fine be less than \$250.00. Each day that a violation occurs shall be deemed a separate and distinct violation, subject to the penalty provisions of this Chapter.

**ARTICLE XVI. SECTION 118A-16. Termination of license.**

Any towing operator on the towing list who fails to properly respond to calls in the established response time, fails to provide adequate service or otherwise violates the terms and

provisions of this Chapter, falsifies any information with regard to his application or violates the Department of Insurance rules shall be subject to license termination by the Chief of Police.

**ARTICLE XVII. SECTION 118A-17. Pre-emption by public bid.**

Notwithstanding anything in this Chapter to the contrary, Section 118A-3 of this Chapter shall be rendered inoperative during the term of a contract awarded for towing services by the Borough Council of the Borough of Oaklyn, pursuant to the process as set forth in the Local Public Contracts Law, N.J.S.A 40A:11-1 et seq. During the term of the contract, the successful bidder under the contract awarded for towing services shall be subject to all of the terms and conditions of all other Sections of this Chapter.

**ARTICLE XVIII.**

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

**ARTICLE XIX.**

This Ordinance shall take effect upon passage and publication according to law.

**THE BOROUGH OF OAKLYN**

**BY: \_\_\_\_\_**  
**ROBERT FORBES, MAYOR**

**ATTEST:**

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**BONNIE L. TAFT, BOROUGH CLERK**

The foregoing ordinance was introduced by Mayor and Council at its regular meeting held on June 10, 2014. This Ordinance will be considered for adoption on final reading and public hearing to be held on July 8, 2014 at 7:00 p.m. in the Council Meeting Room, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.

The purpose of this Ordinance is to outline the rules and regulations for providers of towing services in and for the Borough of Oaklyn. A copy of this Ordinance is available at no charge to the general public between the hours of 8:00 AM to 4:00 PM, Monday through Thursday, and between the hours of 8:00 AM to 12:00 PM, on Fridays (Legal Holidays excluded), at the Office of the Borough Clerk, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.

**ORDINANCE #14-14**

**ORDINANCE OF THE BOROUGH OF OAKLYN, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING AMENDMENTS TO ORDINANCE NO. 4-03 REGARDING CERTAIN PROPERTIES SUBJECT TO THE WHITE HORSE PIKE REDEVELOPMENT PLAN**

**WHEREAS**, the Planning Board of the Borough of Oaklyn has adopted a Master Plan providing for the appropriate use and development of lands in the Borough in a manner which will promote the public health, safety, morals, and general welfare and has determined that the redevelopment plan is consistent with said Master Plan; and

**WHEREAS**, said Master Plan recognized that certain areas and properties within the Borough of Oaklyn might qualify as “redevelopment areas” or “areas in need of redevelopment” as defined in N.J.S.A. 40A:12A-3; and

**WHEREAS**, by Resolution No. 51-03, the Borough Council of the Borough of Oaklyn adopted, on March 11, 2003, pursuant to N.J.S.A. 40A:12A-6, a determination that certain areas and properties designated as the “White Horse Pike Project Area” were areas “in need of redevelopment;” and

**WHEREAS**, by Ordinance No. 4-03, the Borough Council of the Borough of Oaklyn adopted, on March 11, 2003, the Redevelopment Plan for “White Horse Pike Project Area,” the certain areas and properties designated as “areas in need of redevelopment;” and

**WHEREAS**, by Resolution No. 110-13, the Borough Council of the Borough of Oaklyn re-adopted, on August 13, 2013, pursuant to N.J.S.A. 40A:12A-6, again made a determination that the White Horse Pike Project Area, inclusive of the subject property, was an area “in need of redevelopment;” and

**WHEREAS**, there are certain properties subject to this Redevelopment Plan are known

and designated as Block 48, Lots 2, 3 and 4 of the Tax Map of the Borough of Oaklyn; and

**WHEREAS**, the Borough Council of the Borough of Oaklyn recognizes that certain amendments to the White Horse Pike Redevelopment Plan as it relates to Block 48, Lots 2, 3 and 4 of the Official Tax Maps of the Borough of Oaklyn, need to be made; and

**WHEREAS**, the Mayor and Borough Council of the Borough of Oaklyn authorized the Planning Board of the Borough of Oaklyn to review the aforesaid requested amendments to Ordinance No. 4-03, regarding the White Horse Pike Redevelopment Plan as it relates to Block 48, Lots 2, 3 and 4 of the Official Tax Maps of the Borough of Oaklyn, to determine its appropriateness; and

**WHEREAS**, the Planning Board of the Borough of Oaklyn reviewed the aforesaid requested amendments to Ordinance No. 4-03, regarding the White Horse Pike Redevelopment Plan as it relates to Block 48, Lots 2, 3 and 4 of the Official Tax Maps of the Borough of Oaklyn, and have deemed these requested amendments to be appropriate, and have, by Resolution attached hereto, recommended the adoption of these amendments;

**NOW, THEREFORE, BE IT HEREBY ORDAINED**, by Mayor and Borough Council of the Borough of Oaklyn, that the requested amendments to Ordinance No. 4-03 regarding the White Horse Pike Redevelopment Plan as it relates to Block 48, Lots 2, 3 and 4 of the Official Tax Maps of the Borough of Oaklyn, attached hereto as Exhibit "A," be and hereby are adopted and are included in the White Horse Pike Redevelopment Plan.

**BE IT FURTHER ORDAINED**, by Mayor and Borough Council of the Borough of Oaklyn, that the requested amendments to Ordinance No. 4-03 regarding the White Horse Pike Redevelopment Plan as it relates to Block 48, Lots 2, 3 and 4 of the Official Tax Maps of the

Borough of Oaklyn, attached hereto as Exhibit "A," be and hereby are adopted and are included in the White Horse Pike Redevelopment Plan subject to the following conditions:

1. The driveway which provides ingress/egress from the property onto West Beechwood Avenue is to be closed to traffic; and
2. The dumpster area shall be relocated to permit two (2) additional parking spaces on the property, giving the property a total of forty-one (41) spaces on the property, and the dumpster shall be enclosed; and
3. Additional landscaping shall be added to the buffer zone; and
4. The operations of the proposed deck shall cease at 11:00 pm on Sundays through Thursdays, and shall cease at 12:00 am on Fridays and Saturdays, and the deck shall have a maximum number of thirty-six (36) seats, and
5. There shall be no live or amplified music on the deck; and
6. The beverages shall be served in plastic containers.

**THE BOROUGH OF OAKLYN**

**BY:** \_\_\_\_\_  
**ROBERT FORBES, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**BONNIE L. TAFT, BOROUGH CLERK**

The foregoing ordinance was introduced by Mayor and Council at the regular meeting held on June 10, 2014. This Ordinance will be considered for adoption on final reading and public hearing to be held on July 8, 2014 at 7:00 p.m. in the Council Meeting Room, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.

The purpose of this Ordinance is to adopt certain amendments to Ordinance No. 4-03 regarding the White Horse Pike Redevelopment Plan as it relates to Block 48, Lots 2, 3 and 4 of the Official Tax Maps of the Borough of Oaklyn. A copy of this Ordinance is available at no charge to the general public between the hours of 8:00 AM to 4:00 PM, Monday through Thursday (Legal Holidays excluded), and between the hours of 8:00 AM to 12:00 PM on Fridays (Legal Holidays excluded), at the Office of the Borough Clerk, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.

DRAFT