Chapter 86A

UTILITY CONNECTIONS AND FEES

§ 86A-1. Title.

§ 86A-2. Fees necessary for review and connection.

§ 86A-3. Equivalent domestic consumer units table (EDCU).

§ 86A-4. Water, sewer, hourly employee and equipment rates.

§ 86A-5. Development review fees.

§ 86A-6. Violations; surcharges.

[HISTORY: Adopted by the Mayor and Common Council of the City of Gloucester City 4-3-2003 by Ord. No. 13-2003. Amendments noted where applicable.]

§ 86A-1. Title. [Amended 5-4-2006 by Ord. No. O07-2006]

This ordinance shall be known as the "Utility Connections and Fees Ordinance" and shall include the charges necessary for the review of plans and the connection of services for new construction to the city's water, sanitary sewer and storm sewer utilities, as well as fees for extraordinary calls for service.

§ 86A-2. Fees necessary for review and connection.

All proposed developments must be reviewed to determine the technical and economic feasibility and resource availability within the utility systems of the City of Gloucester City as well as compliance with the Gloucester City Utilities Manual. Fees shall be based upon the Equivalent Domestic Consumer Units (EDCU) Table found in § 86A-3.

§ 86A-3. Equivalent domestic consumer units table (EDCU).

A. In the event a business or structure is not described in the schedule that follows, Gloucester City shall determine the minimum equivalent domestic consumer units.

Type of Structure	Units
Single-family, twin, townhouse residential (each)	1
Rental or condominium apartment unit or residential trailer	.7
Senior citizen unit (in senior citizen apartment building)	.7
Hotel or motel (per guest room)	.5
Service station (without car washing)	1
Service station (with car washing)	2
Supermarket	10
Clubs, societies, and social organizations	1
Clubs, societies, and social organizations (with bar and/or dining facilities)	3
Churches	1
Commercial garage (with water fixtures)	3
Eating establishments:	
Take-out restaurant (no-seating)	2
Fast food, soda fountain, luncheonette (1-25 seating)	1
Each additional 20 seats or portion thereof	1
Diner, tavern, restaurant (1-50 seating)	3
Each additional 15 seats or portion thereof	1
Nursing or convalescent home (per each inhabitant and staff)	1

Type of Structure	Units
Office building (per 3,000 square feet of gross floor area or portion thereof)	1
Laundromat or self-service laundry (per each washer)	.2
Swim clubs (waste water from fixtures only) Swimming pools drains shall not be connected to the sanitary sewer system.	2
Retail and general commercial business:	
Per first 3,000 square feet of gross floor area or portion thereof	1
Per each additional 5,000 square feet of gross floor area or portion thereof	1
Warehouse (per 5,000 square feet of gross floor area or portion thereof)	1
Theater (each 100 seats or portion thereof)	1
Drive-in theater (1 to 36 stalls)	2
Each additional 18 stalls or portion thereof	1
Industrial or manufacturing plant without industrial waste (per 3,000 square feet of gross floor area or portion thereof)	1
Public building	2
School (per each 30 pupils and faculty or portion thereof)	1
Attached business to residential unit	1.5
Assisted living units	.5

B. A commercial property user who desires a change in use (intensified use) shall use the chart in calculating his EDCU. This rate is then used in calculating the differential between the old and new EDCU (additional connection fee).

§ 86A-4. Water, sewer, hourly employee and equipment rates. [Amended 5-4-2006 by Ord. No. O07-2006; 11-5-2007 by Ord. No. O24-2007; 12-21-2010 by Ord. No. O29-2010; 3-27-2014 by Ord. No. O04-2014]

The following schedule of charges shall become effective on or about May 1, 2014.

A. Water fees.

(1) Water connection fee – per Equivalent Domestic Consumer Unit (EDCU).

3/4"	$ 4,000.00
1"	$ 4,200.00
2"	$ 4,400.00
3"	$ 5,200.00
4"	$ 7,000.00
6"	$ 8,000.00
8"	$ 9,000.00
10"	$13,000.00

(2) Irrigation connection fee.

1"	$ 5,000.00
2"	$ 6,000.00
3"	$ 9,000.00
4"	$10,000.00

(3) Fire service connection fee.

2"	$ 5,000.00
3"	$ 6,000.00
4"	$ 6,500.00
6"	$ 8,500.00
8"	$11,000.00
10"	$12,000.00

(4) Service fees.

(a) Service report call out* $45.00/hr.
*Answer any complaint or need of service, other than water quality, for time only. Materials are at additional costs.

(b) Utility inspections.

[1]	Plan review	$120.00
[2]	Installation/ Inspection	$ 60.00
[3]	Account review	$ 96.00
[4]	Account set up	$158.40

(5) Meter test.

5/8", 3/4" or 1"	$175.00
2"	$250.00
3" and larger	Quote

(6) Meter.

5/8"x 3/4"	$ 510.00
3/4"	$ 530.00
1"	$ 575.00
2"	$1,500.00
3" and larger	$1,800.00
4"	$3,450.00
6"	$4,800.00
8"	$7,100.00
10"	$10,450.00

(7) Hardware.

3/4" Spuds/Set of 3 Bronze	$ 54.00
1" Spuds	$ 62.00
2" Flanges	$ 75.00
3" Flanges	$235.00
4" Flanges	$450.00
6" Flanges	$750.00
8" Flanges	$800.00

The following hardware will be charged to the customer at 25% over the market price:

	3/4"	1"	2"
Corporation	$70.00	$104.00	$160.00
Curb valve	$50.00	$75.00	$180.00
Curb box	$52.00		
Street box	$110.00		
Back flow preventer	Quote		
Water pipe	Quote		
Sewer pipe	Quote		
MXU	$205.00		
Risers	Quote		
Lids	Quote		
Repair Cap	$15.00		
Phila Stylevent	$32.00		

(8) Water sample request.

Primary	$148.00
Secondary	$148.00
Bacteria	$24.00
Volatile organic scan	$150.00
Gross alpha 226/228	$575.00
Sample	$40.00
Nitrate/Nitrite	$24.00
PH	$15.00
Chlorine	$15.00
Iron	$15.00

B. Sewer fees.

(1) Connection fee - Sewer (per EDCU).

4"	$5,000.00
6"	$6,000.00
8"	$6,500.00

(2) Reserved.

(3) Sewer service.

4"	$75.00
6"	$95.00
Trap 4"	$150.00
Trap 6"	$180.00
Sewer Tap 4" Fee	$300.00
Sewer Tap 6" Fee	$300.00
Manhole lid and riser	$700.00

C. Hourly employee and equipment rates.

(1) Employee rates per hour.

Operator	$ 40.00

(2) Equipment.

Blowout	$35.00
Backhoe	$45.00
Compressor	$25.00
Pump	$25.00
Power tools	$20.00
Utility truck	$25.00
Dump truck	$25.00
Generator	$25.00
Confine space entry equipment	$50.00/day
Markout	$25.00
Traffic control	$45.00
Road repair - cold patch	$75.00/ton
Vac truck	$100.00
Jetter truck	$110.00

§ 86A-5. Developmental review fees.

A. Application for preliminary site plan for public sewer and/or water for apartment, commercial or industrial use. An application for preliminary approval of site plans for public sewer and/or water for proposed apartment, commercial and industrial use is required. A filing fee and a professional review escrow fee are required.

(1) Filing fees.

(a) Water: $100.

(b) Sewer: $100.

(2) Minimum (base) review escrow (water and sewer): $1,500.

(3) Additional review escrow (per EDCU): $50.

(4) Additional review escrow (per pump station): $1,500.

(5) One utility minimum review escrow (water or sewer): $750.

(6) In the event that the costs of professional review shall be more than deposited, the applicant shall pay the additional cost prior to final approval by the city.

B. Application for preliminary approval of site plans for public sewer and/or water for major subdivisions or condominiums. An application for preliminary approval of site plans for public sewer and/or water for proposed major subdivisions or condominiums is required. A filing fee and a professional review escrow fee are required.

(1) Filing fees.

(a) Water: $100.

(b) Sewer: $100.

(2) Minimum (base) review escrow (water and sewer): $1,500.

(3) Additional review escrow (per EDCU): $50.

(4) Additional review escrow (per pump station): $1,500.

(5) One utility minimum review escrow (water or sewer): $750.

(6) In the event that the costs of professional review shall be more than deposited, the applicant shall pay the additional cost prior to final approval by the city.

C. Application for final approval of site plans and major subdivisions. An application for final approval of site plans and major subdivisions is required. A filing fee and a review escrow fee are required.

(1) Filing fees.

(a) Water: $400.

(b) Sewer: $400.

(2) Review escrow fee: 5% of verified construction costs.

(3) In the event that the costs of professional review shall be more than deposited, the applicant shall pay the additional cost prior to final approval by the city.

D. Application for title transfer for public water and sewer. An application for title transfer for public water and sewer systems is necessary. The fee for the same is required as part of Subsection C above. Upon acceptance of the system, an administration charge of $50 for sewer and $50 for water plus any legal and engineering vouchers shall be applied, with the balance, if any, being returned to the applicant.

E. Application for construction of public sewer and/or water system for an individual dwelling unit into an existing Gloucester City system. An application for construction of a public sewer and/or water system for an individual dwelling unit is necessary and inspection is required.

(1) Application fees.

(a) Water: $50.

(b) Sewer: $50.

(2) Inspection fees.

(a) Water: $50.

(b) Sewer: $50.

(3) A City representative is to be present at the time the system is connected; arrangements and appointment must be made prior to such connection.

§ 86A-6. Violations; surcharges. [Amended 5-4-2006 by Ord. No. O07-2006]

Any connection made to the city utilities without being properly applied for and approved shall be considered prohibited and a violation of city ordinances. A surcharge, in addition to the various application and connection fees as enumerated above, shall be applied to the account of the property wherein the violation(s) occurred. The surcharge for such a prohibited connection shall be ten percent (10%) of the total of application and review fees required for development. The illegal connection may be removed by city personnel and the cost be borne by the property owner.

In addition to the above stated charges and surcharges, found violations may be prosecuted per violation as follows in accordance with N.J.S.A. 40:49-5:

Water/Sewer Violation:

1st offense - By a penalty of not less than $100. and not more than $2,000. and/or a period of community service not exceeding ninety (90) days.

2nd offense - By a penalty in addition to the above fine and/or community service, an additional fine as a repeat offender within the parameters of the above stated amounts and/or limits, which shall be calculated separately from the fine imposed.

Chapter 86B

VACANT PROPERTY REGISTRATION

§ 86B-1. Purpose.

§ 86B-2. Definitions.

§ 86B-3. Registration statement required.

§ 86B-4. Registration statement requirements; property inspection.

§ 86B-5. Fee schedule.

§ 86B-6. Requirements for owners of vacant property.

§ 86B-7. Administration.

§ 86B-8. Violations and penalties.

[HISTORY: Adopted by the Mayor and Common Council of the City of Gloucester City 2-28-2013 by Ord. No. O03-2013. Amendments noted where applicable]

§ 86B-1. Purpose.

This ordinance governs the maintenance of vacant properties in the City of Gloucester City, amending registration requirements and amending registration fees for owners of vacant properties.

§ 86B-2. Definitions.

OWNER — The title holder, any agent of the title holder having authority to act with respect to a vacant property, any foreclosing entity subject to the provisions of N.J.S.A. 46:10B-51 (P.L. 2008, c. 127, Sect. 17) or any other entity determined by the City of Gloucester City to have authority to act with respect to the property.

VACANT PROPERTY — Any building used or to be used which is not legally occupied or at which substantially all lawful construction operations or occupancy has ceased, and which is in such condition that it cannot legally be reoccupied without repair or rehabilitation; provided, however, that any property that contains all building systems in working order and is being actively marketed by its owner for sale or rental, shall not be deemed vacant. Property determined to be "abandoned property" in accordance with the meaning of such term in the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78, et seq. shall also be deemed to be vacant property for the purposes of this ordinance.

§ 86B-3. Registration statement required.

A. Effective July 1, 2013, the owner of any vacant property as defined herein shall within sixty (60) days after the building becomes vacant property or within thirty (30) days after assuming ownership of the vacant property, whichever is later, file a registration statement for each such vacant property with the Zoning Officer or his designee on forms provided by that Zoning Officer or his designee for such purposes. The registration shall remain valid for one year from July 1 until June 30 of the following year. The owner shall be required to renew the registration annually as long as the building remains vacant property and shall pay a registration or renewal fee in the amount prescribed in Section 86B-5 of this chapter for each vacant property registered.

B. Any owner of any building that meets the definition of vacant property prior to July 1, 2013, shall file a registration statement for that property on or before July 30, 2013. The registration statement shall include the information required under Section 86B-4 of this chapter, as well as any additional information that the Zoning Officer or his designee may reasonably require.

C. The owner shall notify the Zoning Officer or his designee within thirty (30) days of any change in the registration information by filing an amended registration statement on a form provided by the Zoning Officer or his designee for such purpose.

D. 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 city against the owner or owners of the building.

§ 86B-4. Registration statement requirements; property inspection.

After filing a registration statement or a renewal of a registration statement, the owner of any vacant property shall provide access to the city to conduct an exterior and interior inspection of the building to determine compliance with the Municipal Code, following reasonable notice, during the period covered by the initial registration or any subsequent renewal.

A. The registration statement shall include the name, street address and telephone number of a natural person twenty-one (21) years of age or older, designated by the owner or owners 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 owner or owners in connection with the enforcement of any applicable code. This person must maintain an office in the State of New Jersey or reside within the State of New Jersey. The statement shall also include the name of the person responsible for the maintenance and security of the property, if different.

B. An owner who is a natural person and who meets the requirements of this ordinance as to location of residence or office may designate him or herself as agent.

C. By designating an authorized agent under the provisions of this section the owner consents to receive any and all notices of code violations concerning the registered vacant property and all process in any court proceeding or administrative enforcement proceeding process on the authorized agent. Any owner who has designated an authorized agent under the provisions of this section shall be deemed to consent to the continuation of the agent's designation for the purposes of this section until the owner notifies the Zoning Officer or his designee of a change of authorized agent or until the owner files a new annual registration statement. The designation of an authorized agent in no way releases the owner from any requirement of this ordinance.

§ 86B-5. Fee schedule.

The registration fee for each building shall be $500. per year.

§ 86B-6. Requirements for owners of vacant property.

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

A. Enclose and secure the building against unauthorized entry as provided in the applicable provisions of the Code of the City of Gloucester City.

B. Post a sign affixed to the building indicating the name, address and telephone number of the owner, the owner's authorized agent for the purpose of service of process (if designated, pursuant to Section 86B-4 of this chapter), and the person responsible for day-to-day supervision and management of the building, if such person is

different from the owner holding title or authorized agent. The sign shall be of a size and place 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 18"x24;"

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. Post the property with No Trespassing signs of a nature sufficient to give notice to any person entering upon the property that it is against the law to enter the property without permission of the owner.

§ 86B-7. Administration.

The Zoning Officer or his designee may issue rules and regulations for the administration of the provisions of this ordinance.

§ 86B-8. Violations and penalties.

A. Any owner who is not in full compliance with this ordinance or who otherwise violates any provision of this ordinance or of the rules and regulations issued hereunder shall be subject to a fine of not less than $500. and not more than $1,000. for each offense. Every day that a violation continues shall constitute a separate and distinct offense. Fines assessed under this chapter shall be recoverable from the owner and shall be a lien on the property.

B. For purposes of this section, failure to file a registration statement in time, failure to provide correct information on the registration statement, failure to comply with the provisions of Section 86B-4 of this chapter, or such other matters as may be established by the rules and regulations of the Zoning Officer or his designee shall be deemed to be violations of this ordinance.

NOTE:
Nothing in this Ordinance is intended nor shall be read to conflict or prevent the City from taking action against buildings found to be unfit for human habitations or unsafe structures as provided in applicable provisions of the Code of the City of Gloucester City. Further, any action taken under any such Code provision other than the demolition of a structure shall relieve an owner from its obligations under this ordinance.

Chapter 86C

ABANDONED PROPERTY LIST

§ 86C-1. Preamble.

§ 86C-2. Abandoned property list.

§ 86C-3. Designation of public officer.

[HISTORY: Adopted by the Mayor and Common Council of the City of Gloucester City 6-26-2014 as Ord. No. O10-2014. Amendments noted where applicable.]

§ 86C-1. Preamble.

The City of Gloucester City contains a number of vacant buildings that have been abandoned by their owners, and that are in a state of disrepair and neglect.

These buildings, by virtue of their condition and their proximity to other buildings, are diminishing the value of neighboring properties and have a negative effect on the quality of life of adjacent residents and property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization.

Many of these buildings, or the land on which they are situated, can be used for productive purposes, which will further the revitalization of the City of Gloucester City and improve its economic and social condition.

The City of Gloucester City desires to use the powers granted local governments under the laws of the State of New Jersey to address the conditions created by these buildings, and further their reuse for productive purposes.

By creating an abandoned property list, as set forth in Section 36 of P.L.1996, c.62 (C.55:19-55) as amended by Section 28 of P.L.2003, c.210, the municipality will better be able to address the conditions created by these buildings, and further their reuse for productive purposes.

§ 86C-2. Abandoned property list.

A. The Chief Housing Inspector and Zoning Official is hereby directed to identify abandoned properties within the municipality, place said properties on an abandoned property list established as provided in Section 36 of P.L.1996, c.62 (C.55:19-55), as amended by Section 28 of P.L.2003, c.210, and provide such notices and carry out such other tasks as are required to effectuate an abandoned property list as provided by law.

B. The abandoned property list shall apply to the City of Gloucester City as a whole.

§ 86C-3. Designation of public officer.

A. The Chief Housing Inspector and Zoning Officer is hereby designated as the public officer for the purpose of carrying out the responsibilities established by this ordinance, and shall have all the responsibilities and powers provided by law.

B. The public officer shall provide a report to the Mayor and governing body every six (6) months, with respect to the number and location of properties on the abandoned property list, the status of those properties, and any actions taken by the municipality or by any qualified rehabilitation entity designated pursuant to the authority granted the public officer with respect to any property on the list or any other abandoned property within the City of Gloucester City.

Chapter 86D

VACANT PROPERTY MAINTENANCE AND REGISTRATION

§ 86D-1. Preamble.

§ 86D-2. Definitions.

§ 86D-3. Registration statement required.

§ 86D-4. Inspection of premises.

§ 86D-5. Registration statement requirements; designation of agent; failure to comply.

§ 86D-6. Fees.

§ 86D-7. Responsibilities of owner.

§ 86D-8. Liability insurance.

§ 86D-9. On-line registry.

§ 86D-10. Enforcement.

§ 86D-11. Violations and penalties.

[HISTORY: Adopted by the Mayor and Common Council of the City of Gloucester City 6-26-2014 as Ord. No. O11-2014. Amendments noted where applicable.]

§ 86D-1. Preamble.

The City of Gloucester City contains many structures that are vacant in whole or large part.

In many cases the owners or other responsible parties of these structures are neglectful of them, and are failing to maintain them or secure them to adequate standard, or restore them to productive use.

Many of these structures are in violation of state and local housing and property maintenance codes.

It has been established that vacant and abandoned structures cause severe harm to the health, safety and general welfare of the community, including diminution of neighboring property values, loss of property tax revenues, accumulations of trash and debris, increased risk of fire, and potential increases in criminal activity and public health risk.

The City of Gloucester City incurs disproportionate costs in order to deal with the problems of vacant and abandoned structures, including but not limited to police calls, fire calls and property inspections.

It is in the public interest for the City of Gloucester City to establish minimum standards of accountability on the owners or other responsible parties of vacant and abandoned structures in order to protect the health, safety and general welfare of the residents of the City of Gloucester City.

It is in the public interest for the City of Gloucester City to impose a fee in conjunction with a registration ordinance for vacant and abandoned structures in light of the disproportionate costs imposed on the City by the presence of these structures.

§ 86D-2. Definitions.

For purposes of this ordinance, the following terms are defined as set forth herein:

> MUNICIPAL OFFICER — The Chief Housing Inspector and Zoning Official or such official within that Department as may be designated by the Chief Housing Inspector in writing.

OWNER — The title holder, any agent of the title holder having authority to act with respect to a vacant property, any foreclosing entity that has filed a notice with the Municipal Clerk pursuant to the provisions of C.46:10B-51 (P.L.2008, c.127, Sec.17 as amended by P.L.2009, c.296), or any other entity determined by the public officer of the City of Gloucester City to have authority to act with respect to the property.

VACANT PROPERTY — Any building or structure which is not at present legally occupied or at which all lawful business or construction operations or residential or other occupancy have substantially ceased, and which is in such condition that it cannot legally be reoccupied without repair or rehabilitation, including but not limited to any property meeting the definition of vacant property in N.J.S.A.55:19-80; provided, however, that any habitable property where all building systems are in sound working order, where the building and grounds are maintained in good condition, and which is being actively marketed by its owner for sale or rental, shall not be deemed a vacant property for purposes of this ordinance.

§ 86D-3. Registration statement required.

A. Effective upon passage of this ordinance by the City of Gloucester City, the owner of any vacant property as defined herein shall, within thirty (30) days after the building becomes vacant property or within thirty (30) days after assuming ownership of the vacant property, whichever is later; or within ten (10) days of receipt of notice by the municipality, file a registration statement for such vacant property with the Municipal Officer on forms provided for that purpose by the Municipal Officer along with any fee required by this ordinance. Failure to receive notice by the municipality shall not constitute grounds for failing to register the property.

B. Each property having a separate tax block and lot number shall be registered separately.

C. The registration shall include the information required under Section 86D-5 of this ordinance, the insurance certificate required under Section 86D-8 of this ordinance, as well as any additional information that the Municipal Officer may reasonably require.

D. The registration shall remain valid for one year from the date of registration. The owner shall be required to renew the registration annually as long as the building remains vacant property and shall pay a registration or renewal fee in the amount prescribed in Section 86D-6 for each vacant property registered.

E. The Municipal Officer may establish for purposes of efficient administration that all registrations shall be renewed by a single date in each year, which date shall be established by the Municipal Officer in which case the initial registration fee shall be prorated for registration statements received less than ten (10) months prior to that date.

F. (1) Any owner of vacant property who plans to restore the property to productive use and occupancy during the twelve-month period following the date of the initial registration of the property shall file a detailed statement of the owner's plans for restoration of the property with the registration statement and shall be exempt from payment of the registration fee, but shall comply with all other provisions of this ordinance. In the event that the property has not been restored to productive use and occupancy at the end of the twelve-month period, the owner shall be liable for any fee waived. The Municipal Officer may extend the waiver of the registration fee for not more than one additional

year in response to a written request by the property owner where the municipal officer finds that compelling conditions outside the owner's control made it impossible for the owner to restore the property within the initial twelve-month period.

(2) Where the owner is an entity experienced in rehabilitation or redevelopment of vacant properties, and where the property subject to this ordinance is being held for a project of rehabilitation or redevelopment consistent with municipal plans and ordinances, and where by virtue of financing, market or other conditions that project may require more than one year for realization, the Municipal Officer may extend the waiver of the registration fee on an annual basis without limitation upon written request by the owner as long as the Municipal Officer finds that the owner is making reasonable progress toward completion of the project.

G. The owner shall provide Municipal Officer with such documentation, which may include plans, financing applications, applications for land use approval or other evidence of progress. The owner shall notify the Municipal Officer within thirty (30) days of any change in the registration information by filing an amended registration statement on a form provided by the Municipal Officer for such purpose.

H. 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 City against the owner or owners of the building.

§ 86D-4. Inspection of premises.

At any time after filing a registration statement or a renewal of a registration statement, the owner of any vacant property shall provide access to the City to conduct exterior and interior inspections of the building to determine compliance with municipal codes, on reasonable notice to the property owner or the designated agent.

§ 86D-5. Registration statement requirements; designation of agent; failure to comply.

A. The registration statement shall include (i) the name, street address, e-mail address and telephone number of a natural person twenty-one (21) years of age or older, designated by the owner or owners 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 owner or owners in connection with the enforcement of any applicable code; and (ii) the name, street address, e-mail address and telephone number of the firm or individual responsible for maintaining the property. The individual or a representative of the firm responsible for maintaining the property shall be available by telephone or in person on a 24-hour per day, seven-day per week basis. The two (2) 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.

B. An owner who is a natural person and who maintains offices in the State of New Jersey or resides within the State of New Jersey may designate him or herself as agent or as the individual responsible for maintaining the property.

C. By designating an authorized agent under the provisions of this section the owner consents to receive any and all notices of code violations concerning the registered vacant property and all process in any court proceeding or administrative enforcement proceeding brought to enforce code provisions concerning the registered building by service of the notice or process on the authorized agent. Any owner who has designated an authorized agent under the provisions of this section shall be deemed to consent to the continuation of the agent's designation for the purposes of this section until the owner notifies the Municipal Officer in writing of a change of authorized agent or until the owner files a new annual registration statement.

D. Any owner who fails to register a vacant property under the provisions of this ordinance shall further be deemed to consent to receive, by posting at the building, any and all notices of code violations and all process in an administrative proceeding brought to enforce code provisions concerning the building.

§ 86D-6. Fees.

A. The registration and renewal fee for each building shall be as follows:

Initial registration	$250. or prorated amount per Section 86D-3D of this ordinance
First renewal	$500.
Second renewal	$750.
Any subsequent renewal	$1,000.

B. At least eighty percent (80%) of all fee income resulting from the application of this ordinance shall be deposited in a trust fund that shall be used for the sole purpose of carrying out municipal activities with respect to vacant and distressed properties, including but not limited to code enforcement, abatement of nuisance conditions, stabilization, rehabilitation, and other activities designed to minimize blight and further productive reuse of properties.

§ 86D-7. Responsibilities of owner.

A. The owner of any structure that has become vacant property, and any person responsible for maintaining any such building that has become vacant, shall within thirty (30) days of the structure becoming vacant or thirty (30) days of the owner taking title to the property shall:

(1) Enclose and secure the structure as provided in the applicable codes of the City of Gloucester City or as set forth in rules and regulations adopted by the Municipal Officer to supplement those codes.

(2) Ensure that the grounds of the structure, including yards, fences, sidewalks, walks and driveways, are well-maintained and kept free from trash or debris.

(3) Post a sign affixed to the structure with the name, address and telephone number of the owner and the owner's authorized agent for the purpose of service of process, and the name, address and telephone number of the entity responsible for maintenance of the property, which may be the same as the owner or authorized agent. If the structure is set back from the street the sign may be posted on a well-secured

post or stake in the front yard of the property. The sign shall be at least 18' x 24' in dimension, shall include the words "to report problems with this building, call...," and shall be placed in a location where it is clearly legible from the nearest public street or sidewalk, whichever is nearer; and

(4) 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 demolished or until repair or rehabilitation of the building is complete.

§ 86D-8. Liability insurance.

The owner of any vacant property shall acquire or otherwise maintain liability insurance, in an amount of not less than $300,000. for buildings designed primarily for one to four unit residential use and not less than $1,000,000. for any other building, including, but not limited to, buildings designed for multifamily, manufacturing, storage or commercial uses, covering any damage to any person or any property caused by any physical condition of or in the building. Any insurance policy acquired or renewed after the building has become vacant shall provide for written notice to the Municipal Officer within thirty (30) days of any lapse, cancellation or change in coverage. The owner shall attach evidence of the insurance to the owner's registration statement. Any registration statement submitted that does not include such evidence shall not be deemed to be a valid registration.

§ 86D-9. On-line registry.

A. The City of Gloucester City shall establish an on-line registry of all properties registered with the City under this ordinance, which shall include a procedure by which citizens can provide the Municipal Officer with

information on unregistered properties that may be subject to this ordinance through electronic means.

B. The City of Gloucester City may enter into agreements with qualified nonprofit entities and neighborhood associations to assist the City to enforce this ordinance, including but not limited to identification of unregistered properties that may be subject to this ordinance, and may provide for payment by the City to such entities of a percentage of the fees collected from the owners of properties identified and registered as a result of the actions of such entities.

§ 86D-10. Enforcement.

The Municipal Officer may issue rules and regulations for the administration of the provisions of this ordinance.

§ 86D-11. Violations and penalties.

A. Any person who violates any provision of this ordinance or of the rules and regulations issued hereunder shall be fined not less than $500. and not more than $1,000. for each offense. Every day that a violation continues shall constitute a separate and distinct offense. Fines assessed under this chapter shall be recoverable from the owner and shall be a lien on the property.

B. For purposes of this section, failure to file a registration statement within thirty (30) days after a building becomes vacant property or within thirty (30) days after assuming ownership of a vacant property, whichever is later; or within ten (10) days of receipt of notice by the municipality, failure to provide correct information on the registration statement, failure to comply with the provisions of Sections 86D-7 or 86D-8 of this ordinance, or such other matters as may be established by the rules and regulations of the Municipal Officer shall be deemed to be violations of this ordinance.