

**TOWNSHIP OF FLORENCE**  
**ORDINANCE NO. 2017-03**

**AN ORDINANCE SUPPLEMENTING CHAPTER 64 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF FLORENCE ENTITLED “CONSTRUCTION CODES, UNIFORM” TO CREATE LOCAL CONSTRUCTION CODE REQUIREMENTS TO PROHIBIT INTENTIONAL ABANDONMENT AND CONCEALMENT OF DEMOLISHED STRUCTURES**

**WHEREAS**, Chapter 64 of the Code of The Township of Florence, entitled “Construction Codes, Uniform,” sets forth standards relating to the New Jersey Uniform Construction Code, and;

**WHEREAS**, the Construction Code Official and Building Official of the Township of Florence have recommended that certain requirements be created to prohibit the intentional abandonment and concealment of demolished structures; and

**WHEREAS**, the Township Council of the Township of Florence have determined that it is necessary to amend the Township Code to establish a procedure based upon the recommendations of Township staff; and

**WHEREAS**, the Township Council agrees that it is in the best interest of the Township and for the residents of the Township of Florence that all building materials ought to be removed from a property following demolition in order to safeguard current and future property owners within the Township and avoid the potential for improper concealment or abandonment of a demolished structure.

**NOW THEREFORE BE IT ORDAINED** by the Township Council of the Township of Florence in the County of Burlington, State of New Jersey that Chapter 64 of the Township Code be and is hereby supplemented as follows:

**ARTICLE 1: AMENDED SECTIONS.** Chapter 64 of this Code, entitled “Construction Code, Uniform” is supplemented as follows:

1. §64-1 through §64-3 remain unchanged.
2. §64-4 is hereby created and entitled “Local Construction Code Requirements” and shall read as follows:

At the time of demolition, prior to backfilling and before any final approval is issued by the Township, the property owner shall notify the Florence Township Construction Enforcement Agency, in writing, of the project’s

status and request an inspection to ensure the proper removal of all materials. The Florence Township Construction Enforcement Agency shall perform an inspection, related solely to the proper removal of materials, which shall be free of charge, and confirm that all materials that once comprised a structure or appurtenance thereof which were the subject of the demolition be removed from the property. The requirement to properly dispose of all materials includes but is not limited to footings, foundations, foundation walls, thrust blocks, piers, piles, columns, slabs, sidewalk, driveway/parking areas, pavement, floors, pools and any material not native to the ground where the demolition is taking place. Following this inspection, and approval from the Florence Township Construction Enforcement Agency, the property owner may apply for final approval consistent with the terms of the applicable sections of the Township Code.

**ARTICLE TWO. Repealer, Severability and Effective Date.**

1. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
2. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
3. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

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THEODORE J. LOVENDUSKI  
President - Township Council

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NANCY ERLSTON  
Acting Township Clerk