

City Of Salem

Ordinance 26-03

**An Ordinance Amending Chapter 163 of the Code of the City of Salem, New Jersey
Entitled “Property Maintenance”**

WHEREAS, Chapter 163 was adopted by the Common Council of the City of Salem (the “City”) on December 29, 1990 by Ord. No. 90-17 and amended in its entirety on October 16, 1995 by Ord. No. 95-15; and

WHEREAS, from time to time, the City reviews its ordinances and wishes at this time to amend Chapter 163 of the Code of the City of Salem in its entirety.

Now, Therefore, Be It Ordained By The Common Council Of The City Of Salem:

Section 1. The above-mentioned recitals are incorporated herein as though fully set forth at length.

Section 2. Article I of Chapter 163 entitled “Standards” is hereby amended to include the addition of the following section:

“§163-3 Additional Standards for all premises

The following standards for maintenance of a premises shall be the minimum conditions for maintenance of each and every premises within the City of Salem. It shall be a violation of this Property Maintenance Ordinance for any owner, operator or occupant to allow or permit any premises owned, operated or occupied by such person or entity to fail to comply with each of the following standards. It shall further be a violation of this Property Maintenance Ordinance for any owner or occupant to occupy or, as an owner or operator, to permit or allow another to occupy or use premises which do not comply with each of the following standards:

A. Premises shall be kept in good general repair and sufficiently maintained to an extent so as to prevent and avoid conditions that violate the purpose of this chapter as stated herein.

B. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition, as provided herein, so as not to cause a blighting problem or adversely affect the public health and safety. All vacant structures and premises shall be securely locked, secured and boarded so as to prevent entrance by unauthorized persons.

C. All exterior property areas and premises shall be maintained in a clean, safe and sanitary condition free from any accumulation of garbage, refuse or rubbish.

D. Owners, operators and occupants of every commercial and industrial establishment shall provide and at all times cause to be used leak-proof containers with close-fitting covers for the storage of garbage, refuse or rubbish.

E. Directional and parking bay stripes shall be readable and control guardrails and fencing replaced when broken or severely damaged.

F. Extermination of the interior and exterior of a premises shall be undertaken whenever infestation exists.

G. All sidewalks, steps, driveways and similar paved areas for public use shall be kept in good repair.

H. All areas shall be kept free from weeds or plant growth which is noxious, dangerous or detrimental to the public health and safety.

I. All accessory structures, including detached garages, storage sheds, fences and walls, shall be maintained in good repair and shall comply with all standards contained in this section.

J. The exterior of all premises shall be kept free of the following materials and conditions:

(1) Abandoned, uncovered or structurally unsound wells, shafts, towers, cellar openings, basement hatchways, foundations or excavations.

(2) Animal excrement.

(3) Hidden or uncovered ground or surface hazards such as holes, sudden depressions, sharp or jagged projections or obstructions.

(4) Dangerously loose and overhanging objects on private property, including but not limited to dead trees or tree limbs; accumulations of ice or any object, natural or man-made, which could threaten the health and safety of persons if caused to fall; or other similar dangerously loose or overhanging object which, by reason of its location above ground level, constitutes an actual hazard to persons or vehicles in the vicinity thereof.

(5) Missing, loose, dangerous, crumbling, broken, rotten or unsafe exterior portions of buildings or structures, including but not limited to porches, landings, balconies, stairways, handrails, steps, walls, overhangs, roofs, fences, supporting members, timbers, abutments, cupolas, fire escapes, signs and loose, crumbling or falling bricks, stones, mortar or plaster.

(6) Broken glass or windows, rotted, missing or substantially destroyed window frames or sashes, door frames, exterior doors or other major exterior components, parts of buildings or structures.

K. Protective treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather-resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be

removed from exterior surfaces. Surfaces designed for stabilization by exudation are exempt from this requirement.

L. Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials and shall be maintained weatherproof and properly surface-coated where required to prevent deterioration.

M. Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.”

Section 3. Current “Section 163-3 Construal of provisions” shall be re-numbered to Section 163-4 and subsequent sections of Chapter 163 shall be renumbered accordingly in numerical order.

Section 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. In the event that any clause, section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the City Council that the balance of the Ordinance remains in full force and effect to the extent it allows the City to meet the goals of the Ordinance.

Section 6. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

CITY OF SALEM

Ben Angeli, RMC

Timothy Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

I, Ben Angeli, City Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of an Ordinance introduced by the Common Council of the City of Salem on January 26, 2026. Public Hearing shall take place on February 9, 2026.

Date

Ben Angeli, RMC

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

Date

Dr. Jody Veler, Mayor

I, Ben Angeli, City Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Common Council of the City of Salem after a second reading and public hearing on February 9, 2026.

Date

Ben Angeli, RMC