



ORDINANCE NO. 1798

AN ORDINANCE TO AMEND CHAPTER 15.12 – ZONING COMPLIANCE CERTIFICATE

WHEREAS, the Mayor and Council of the Borough of Glen Ridge has found that it is in the public interest to amend Chapter 15.12.

BE IT ENACTED AND ORDAINED, these regulations repeal replace the following sections in Chapter 15.12 Zoning Compliance Certificate

SECTION 1.

Chapter 15.12 ZONING COMPLIANCE CERTIFICATION

Section 15.12.015 Items of Inspection for transfer of any residential property

5. The sidewalk in the public right of way in front of the property shall be maintained in a level, nonhazardous condition. Repairs shall be made if any of the following conditions are present:
 - a. Where one or more sidewalk flags is missing.
 - b. One or more sidewalk flag(s) are cracked to such an extent that one or more pieces of the flag(s) may be loosened or readily removed.
 - c. An undermined sidewalk flag below which there is a visible void or a loose sidewalk flag that rocks or seesaws.
 - d. A trip hazard, where the vertical grade differential between adjacent sidewalk flags is greater than or equal to three-quarters of an inch or where a sidewalk flag contains one or more surface defects of one inch or greater in all horizontal directions and is one half inch or more in depth.
 - e. Where the horizontal separation between sidewalk joints exceeds one inch.
 - f. Sidewalks shall not consist of patchwork repairs less than full-depth repairs to all or part of the surface area of broken, cracked or chipped flag(s) or (ii) flag(s) which are partially or wholly constructed with asphalt or other unapproved non-concrete material.

The foregoing requirement shall be verified by physical inspection and a copy of the reports indicating compliance or non-compliance and remediation, as applicable, shall be maintained in the records of the Building Department.

Section 15.12.020 Items of Inspection for change in tenant for one, two and three family structures

5. The sidewalk in the public right of way in front of the property shall be maintained in a level, nonhazardous condition. Repairs shall be made if any of the following conditions are present:
 - a. Where one or more sidewalk flags is missing or where the sidewalk was never built.
 - b. One or more sidewalk flag(s) are cracked to such an extent that one or more pieces of the flag(s) may be loosened or readily removed.
 - c. An undermined sidewalk flag below which there is a visible void or a loose sidewalk flag that rocks or seesaws.
 - d. A trip hazard, where the vertical grade differential between adjacent sidewalk flags is greater than or equal to one half inch or where a sidewalk flag contains one or more surface defects of one inch or greater in all horizontal directions and is one half inch or more in depth.
 - e. Where the horizontal separation between sidewalk joints exceeds one half inch.

- f. Sidewalks shall not consist of patchwork repairs less than full-depth repairs to all or part of the surface area of broken, cracked or chipped flag(s) or (ii) flag(s) which are partially or wholly constructed with asphalt or other unapproved non-concrete material.

The foregoing requirement shall be verified by physical inspection and a copy of the reports indicating compliance or non-compliance and remediation, as applicable, shall be maintained in the records of the Building Department

Section 15.12.030 Items of Inspection for change in tenancy or transfer nonresidential property

- 5. The sidewalk in the public right of way in front of the property shall be maintained in a level, nonhazardous condition. Repairs shall be made if any of the following conditions are present:
 - a. Where one or more sidewalk flags is missing.
 - b. One or more sidewalk flag(s) are cracked to such an extent that one or more pieces of the flag(s) may be loosened or readily removed.
 - c. An undermined sidewalk flag below which there is a visible void or a loose sidewalk flag that rocks or seesaws.
 - d. A trip hazard, where the vertical grade differential between adjacent sidewalk flags is greater than or equal to three-quarters of an inch or where a sidewalk flag contains one or more surface defects of one inch or greater in all horizontal directions and is one half inch or more in depth.
 - e. Where the horizontal separation between sidewalk joints exceeds one inch.
 - f. Sidewalks shall not consist of patchwork repairs less than full-depth repairs to all or part of the surface area of broken, cracked or chipped flag(s) or (ii) flag(s) which are partially or wholly constructed with asphalt or other unapproved non-concrete material.

The foregoing requirement shall be verified by physical inspection and a copy of the reports indicating compliance or non-compliance and remediation, as applicable, shall be maintained in the records of the Building Department.

SECTION 2.

All ordinances or parts of ordinances not consistent with the provisions of this Ordinance be and the same are hereby repealed.

BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect January 1, 2024.

Ordinance Introduction: Monday, October 23, 2023
Ordinance Adoption: Monday, November 13, 2023

ATTEST:

Stuart K. Patrick
Mayor

Tara Ventola
Municipal Clerk