

Township of Ocean

Monmouth County

399 Monmouth Road
Oakhurst NJ 07755-1589

One signed copy from each tenant must be returned prior to the issuance of a Certificate of Occupancy

(Please Print) TENANT: _____

Rental Address: _____

Block: _____ Lot: _____

Dear _____:

As a tenant at the above captioned property that is currently registered as a rental property in the Township of Ocean, I felt that it was important that you be aware of several specific regulations in the Township of Ocean.

The following are Housing and Code Enforcement Violations that are listed under the Revised General Ordinances for the Township of Ocean:

Suspected Excessive Occupancy or Illegal Occupancy. RGO: Chapter 7 Sect. 2.2.

Provides that no owner shall occupy or lease any dwelling unit or part thereof without a Certificate of Occupancy. Property is in compliance with all Ordinances of the Township and fit for human habitation. The Certificate of Occupancy so issued shall apply only to the tenant(s) for which it is issued.

Property Maintenance. RGO: Chapter 3 Sect. 8 (Provides that all properties must remain free from Trash, Debris, Grass over 10 inches and obnoxious growths).

Garbage, Trash cans & Recycling. RGO: Chapter 10 Sections 3, 5 & 6. (Provides that garbage cannot be mixed with recyclables or trash. Containers must be kept covered and kept in such place or places so as not to become a nuisance to the occupants of any building. Comply with mandatory recycling program).

The following are Zoning and Code Enforcement violations, which are listed in the Land Development Ordinance.

INOPERABLE VEHICLES: LDO Sect. 21-21d. (Outside storage of inoperable vehicles or vehicles not currently registered, licensed, insured, or being used for transportation shall not be permitted.)

COMMERCIAL VEHICLE RESIDENTIAL ZONE: LDO Sect. 21-21e. (Any individually registered commercial vehicle >22' in length, >10' in height or >18,000 lbs in weight, is prohibited from standing or parking in a residential zone, except making a delivery.)

ROADSIDE SIGNS: LDO Sect. 21-44. (It shall be unlawful for any person to erect or display any advertising sign or structure as defined in the sign ordinance without first obtaining a sign permit.)

PARKING IN FRONT YARDS OFF DRIVEWAY: LDO Sect. 21-45.12a. (No parking is permitted in either the required front yard setback or in the actual front yard between the residence and the street unless on a driveway. Note: Any yard facing a street is a "front yard", e.g., a corner lot has two front yards.)

OBSTRUCTION TO VISION: LDO Sect. 21-48.2. (No obstruction to vision shall be permitted, within the required sight triangle, at the intersection of two or more streets.)

FENCE MAINTENANCE: LDO Sect. 21-48.5. (Fences and walls shall be maintained in a safe, sound, upright aesthetically pleasing manner.)

Please be advised that this letter shall serve as notice to you of these regulations. Each of your fellow tenants and the landlord has received a similar notification. Should there be subsequent violations, a summons to Municipal Court shall be issued to the landlord and each of the tenants.

If you should have any questions or should you require additional information, please feel free to contact me.

Very truly yours,

Marianne Wilensky,
Director of Community Development

I acknowledge that I have received a duplicate copy of the foregoing regulations of the Township of Ocean.

Date: _____

Printed Name: _____

Signature: _____