

Township of Ocean

Monmouth County

399 Monmouth Road
Oakhurst NJ 07755-1589

Thomas Caruso
Code Enforcement Official



Office of the Code Enforcement
Official

732-531-5000
X3378
732-531-5286 FAX

Date: _____

(Please Print) Owner: _____

Address: _____

Rental Address: _____

E-mail Address: _____

Block: _____ Lot: _____

As the owner of the above captioned property that is currently registered as a rental property in the Township of Ocean, I felt it was important you be aware of several specific regulations of the Township of Ocean. You and the tenant will be issued a summons for any violations on the property.

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 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 to the tenant(s) for which it is issued. Any change to the use of the residence will automatically void the CO.

Property Maintenance - RGO: Chapter 3 Sect. 8. Provides that all properties must remain free from trash, litter, debris, grass over 10 inches and obnoxious growths at all times. No bushes near the sidewalk area can be over 4 feet in height.

Garbage, Trash Can & Recycling - RGO: Chapter 10 Sections- Provides that garbage cannot be mixed with recyclables or trash. Containers cannot be stored in the front yard, stored on the curb line or any part of the street or places so as not to become a nuisance to the occupant of any building or neighbors. No carts shall be placed at the curb line prior to 6:00 p.m. on the day prior to the scheduled collection or after 6:00 a.m. on the scheduled collection day. The cart must be placed with handles facing the residence.



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 vehicle 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' 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 Off Driveway - LDO Sect. 21-45.12a. No parking is permitted in either the required front yard setback or the actual front yard between the residence and the street unless on a driveway. Note: Any yard facing the street is a "front yard", e.g., a corner lot has two front yards.

Obstruction Of View - LDO Sect. 21-48.2. No obstruction to the 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 the notice of these regulations. Each of your tenants will be similarly notified of these regulations. Should there be subsequent violations; a summons to Municipal Court shall be issued to both you and each of your tenants.

If you should have any questions or should you require additional information, please feel free to contact the Housing Office at x3392.

Thank You,

Thomas Caruso, Sr.

I acknowledge that I have received and understand the foregoing regulations of the Township of Ocean.

Date: _____

Printed Name: _____

Signature: _____