



TOWNSHIP OF MARLBORO

COMMUNITY DEVELOPMENT

ZONING DIVISION

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

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www.marlboro-nj.gov

Zoning/Code Enforcement Office

April 12, 2021

Dear Friends and Neighbors:

Warm weather is upon us, and the residents of Marlboro Township have begun spring clean-up of branches and leaves and may discover damage to fences, siding or roofs. As we prepare our yards for the flowers and grass that will grow over the coming summer months, I would like to take a moment to share with all of you some of the issues that also pop up during this season. Please also note enhancement to the Vacant Property Ordinance which now requires all such properties to be registered with the township within thirty days of becoming vacant. If you are aware of a vacant property in your neighborhood, please take a moment to e-mail or call me to let me know the address of the property.

As residents, we are responsible for our properties; safety, health, and appearance. Issues such as high grass and weeds; unmaintained pools that have brackish water, a bad smell or are a breeding place for mosquitoes and their larvae; broken pool or perimeter fences; neighbors leaving bulk items out after the annual pick-up, etc. One or a combination of these violations can prevent the rest of us from enjoying our homes and yards during the summer months ahead.

The Township Spring Cleanup Bulk Pickup by zone and is a great way to clean your lot from large items. Please see the letter from the Department of Public Works for details here: <https://marlboro-nj.gov/bulk-pickup-spring-cleanup-2021>

Our office is responsible for addressing these issues of concern as per Township ordinances. There is understandable confusion as to what is or is not a matter of Code Enforcement. Below are Township codes that may be of assistance.

Section 278-14 of the Code of Township of Marlboro states: "Every owner of any lot, land or place in the Township of Marlboro is hereby required to cut, trim or otherwise remove or cause to be cut, trimmed, or otherwise remove all deleterious brush, grass, weeds and any other uncultivated vegetation also garbage, rubbish, refuse or any uncultivated vegetation or accumulation of dead weeds, grass, or brush as shall constitute a health hazard, fire hazard, traffic or safety hazard or public nuisance. All grass and weeds on any lot, land, or place shall be cut or trimmed and kept less than ten (10") inches in height."

Section 225-95G of the Code of the Township of Marlboro states, "The following requirements shall apply to fences around privately owned pools: (1) Fences around pools shall effectively enclose pools all around. Pools must be equipped with an appropriate locking device such as latch and padlock or chain and padlock, or a similarly dependable device, approve by the Building Inspector, which ensures

that the gate cannot be opened except with a suitable key. Wooden fences shall be flush on the outside and non-climbable from the outside. On chain link fences, mesh size openings (diamond or square pattern) shall not exceed 1 1/2 inches in any direction measured between parallel fabric strands. The mesh shall be a minimum of No. 9 gauge (0.148 inch in diameter) or as otherwise approved by the Building Inspector and shall be made of an approved material and coating”.

Section 220-95 B states, “Every fence shall be maintained in a safe, sound, upright condition and shall be erected with the framework or supporting structure facing the inside of the lot”.

Please take additional Notice that the New Jersey Public Health Nuisance Code (1953) which was adopted by the Township of Marlboro in Article 1, Chapter 246, Sections 1 – 4, defines “Public Nuisance” in Section II, 2.1(a), as “Any matter, thing, condition or act which is or may become detrimental or a menace to the health of inhabitants of this municipality. As further defined it in Section II, 2.1 (g) “The existence or presence of any water or other liquid in which mosquito larvae breed or exist”. This would include any vessels such as toys, buckets, pails, anything that will hold rainwater should be turned over when not in use.

Section 278-6 Vacant Structures and Land – “All 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 or safety. This Section has been enhanced hereby requiring all Banks and Financial Institutions that have foreclosed upon these vacant properties to register them with the township within one month of them becoming vacant. Please report any vacant property that you may know of to the Zoning Office.

Let’s all have a great spring and summer by being good and considerate neighbors. If you are going on an extended trip or vacation, please make sure that you have arranged for your lawn to be mowed and your property maintained in your absence.

Finally, a note that the Zoning Office does not seek out infractions, rather we rely on resident notification. If you have any questions or concerns, please do not hesitate to contact the zoning office at 732-536-0200 ext. 1809 or email to zoning@marlboro-nj.gov.

Very truly yours,

Mina Attalla

Mina Attalla, Assistant Township Engineer