

**TOWNSHIP OF WATERFORD  
COUNTY OF CAMDEN  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2020-12**

**ORDINANCE OF THE TOWNSHIP OF WATERFORD, COUNTY OF CAMDEN,  
STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING ARTICLE II OF  
CHAPTER 220 OF THE TOWNSHIP CODE ENTITLED “VACANT AND  
ABANDONED PROPERTIES”**

**WHEREAS**, abandoned and vacant properties diminish property values of neighboring properties and have negative effects on quality of life on adjacent property owners; are presumptive nuisances and create increasing risk of property damage through vandalism and arson and impact neighborhood stabilization; and

**WHEREAS**, Article II of Chapter 220 of the Waterford Township Code captioned “Vacant and Abandoned Properties” was adopted and amended to control and regulate abandoned and vacant properties located within the Township pursuant to the requirements of said Chapter, to include assessment of registration fees on said properties; and

**WHEREAS**, Article II of Chapter 220 imposes fees for the registration of abandoned and vacant properties; and

**WHEREAS**, it has been determined that said registration fees are impermissible to be assessed as to several Federal agencies and therefore Chapter 220 must be amended and supplemented to identify this exception; and

**WHEREAS**, pursuant to N.J.S.A. 40:48-2 the governing body is authorized to enact and amend Ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Township by law.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Waterford, County of Camden, State of New Jersey, as follows:

Section I. Article II of Chapter 220 of the Township Code of the Township of Waterford entitled “Abandoned and Vacant Properties” shall be amended to read as follows:

§220-23 captioned “Fee Schedule” is hereby amended to include the following statement:

“Notwithstanding any Ordinance to the contrary, Fannie Mae, Freddie Mac and any other loan servicer acting on their behalf shall be exempt from payment of any registration fee for any property registered under this section or any other Ordinance that addresses vacant or abandoned properties. Any form used to register a property subject to Article II of Chapter 220 shall provide a place for Fannie Mae, Freddie Mac, or any loan servicer acting on their behalf to indicate their exempt status. Failure to indicate

exempt status will not waive the right to claim exempt status but may require the registering party to re-register a property to indicate the exempt status.”

§220-25 captioned “Violation and Penalties” is hereby amended to include the following statement:


“Notwithstanding any Ordinances to the contrary, Fannie Mae, Freddie Mac and any other loan servicer acting on their behalf shall be exempt from payment of any fines or penalties otherwise permitted to be assessed by this Article or any other Ordinance that addresses vacant or abandoned property.”

Section 2. All Ordinances or parts of Ordinances inconsistent with this Ordinance, are hereby repealed to the extent of such inconsistency only.

Section 3. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a Court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

Section 4. This Ordinance shall take effect immediately upon passage and publication as required by law.

  
 Dawn Liedtka, RMC / CMR Clerk

  
 Richard Yeatman, Sr., Mayor

Intro: August 26 , 2020

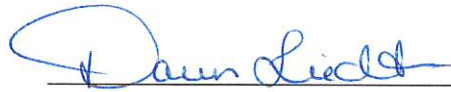
Public Hearing: Sept. 9 , 2020

Adopted: Sept. 9 , 2020

UPON INTRODUCTION ON 08-26-2020					
	HANNA	ROMOLINI	WADE	WILSON	YEATMAN
YES	+	+	+	+	+
ABSTAIN					
NO					
ABSENT					
UPON ADOPTION ON 09-09-2020					
	HANNA	ROMOLINI	WADE	WILSON	YEATMAN
YES	+	+	+	+	+
ABSTAIN					
NO					
ABSENT					

**CERTIFICATION**

I, Dawn Liedtka, Clerk of the Township of Waterford, Camden County, New Jersey, do hereby certify the foregoing to be true and exact copy of the Ordinance which was finally adopted by the Mayor and Township Committee of the Township of Waterford at a Meeting held on 9<sup>th</sup> day of September, 2020.



**Dawn Liedtka, RMC / CMR Clerk**