

# Township of Ocean

Monmouth County

399 Monmouth Road  
Oakhurst NJ 07755-1589



Ronald Kirk  
Director

Office of the Code Enforcement  
Official

732-531-5000  
X3392  
732-897-6128 FAX

## Landlord Form

Date: \_\_\_\_\_

(Please Print) Owner: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Rental Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Dear \_\_\_\_\_:

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.

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.

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



**Landlord Registration. RGO: 7-3.11.** All landlords will register or renew landlord annually the Landlord Registration and maintain all information is correct.

**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 FRONT YARDS 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 TO VISION:** 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 me.

Thank You,

*Ronald Kirk*  
Director

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

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_