



Township of Montague

277 Clove Road, Montague, NJ 07827

Construction, Housing, Fire & Zoning Departments

Date: _____

To whom it may concern,

In accordance with the provisions of the New Jersey Abandoned Properties Rehabilitation Act (P.L. 2003, c.210, N.J.S. 55:19-78 to 105), Montague Township has adopted Ordinance 2017-09, An Ordinance Regarding The Registration and Maintenance of Vacant and Abandoned Residential Properties, a full copy of which may be requested from the Zoning Officer.

The Owner or Forecloser of any vacant or abandoned property shall file a registration statement (attached) for each such property:

- within 30 days of becoming the Owner or Forecloser of the property,
- or after the property becomes vacant or abandoned,
- or within 10 days of notice from Montague Township.

Registration shall remain valid until the end of the calendar year. The Owner or Forecloser is required to renew the registration no later than January 31st annually, for as long as the property remains vacant, and shall pay a registration or renewal fee as follows:

- Initial registration fee - \$500
- 1st annual renewal fee - \$1,500
- 2nd annual renewal fee - \$3,000
- 3rd annual and each subsequent annual renewal fee - \$5,000

The renewal fee for any year shall be pro-rated, and a partial refund provided to the Owner or Forecloser upon occupancy of the previously vacant/abandoned property.

The Owner/Forecloser shall be immediately responsible for the care, maintenance, security and upkeep of the exterior of the property as defined in Ordinance 2017-09, and must post a sign on the inside of a front window, no smaller than 15" x 17", clearly providing the name and phone number of the person responsible for such care of the property.

Failure by any Owner or Forecloser to follow the provisions of this Ordinance shall be subject to a fine of not less than \$500, and not more than \$1,000 for each offense. Every day that a violation continues constitutes a separate offense. Assessed fines shall be recoverable from the Owner or Forecloser, and shall be a lien on the property.

Montague Township Zoning and Code Enforcement Officer

Phone # 973-293-3366

Fax # 973-293-8258

Township of Montague
277 Clove Road, Montague, NJ 07827



Abandoned or Vacant Property Registration Statement

COMPLETE ALL SECTIONS

Property Address: _____

Block: _____

Lot: _____

Qualifier: _____

Owner or Forecloser:

Name: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Please check one:

Initial Registration - \$500

1st Annual Registration Renewal - \$1500

2nd Annual Registration Renewal - \$3000

3rd Annual Registration Renewal - \$5000

_____ Annual Registration Renewal - \$5000

If the Owner or Forecloser is not a resident of New Jersey, then a Sussex County, N.J. resident must be provided as representative who is authorized to accept service of notice or process on behalf of the Owner or Forecloser.

Representative:

Name: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Person responsible for property maintenance:

Name: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Contact person must be available 24 hours/day, 7 days/week, and authorized to contract for repairs and maintenance.

for official use only

Received: / / Amount: \$ Check #:

Signed: _____

Zoning & Code Enforcement Officer