



## **Notice for West Windsor Property Owners -Seasonal Property Maintenance**

Property owners are reminded that regular maintenance helps to ensure that our neighborhoods are safe, healthy and vibrant. Chapter 115 of the West Windsor Township Code requires that all properties are maintained clear of nuisance violations.

Listed below are the most common violations investigated during the summer months. Please check the status of your property and develop a regular maintenance schedule in order to conform to the property maintenance standards established for our community.

### **High Grass/ Lawn Maintenance**

- Lawns and weeds which are within 100 feet of a dwelling or 50 feet of a residential property line must be maintained less than 12 inches high.
- Property owners are responsible for maintaining grass and weeds on properties and right-of-ways abutting the properties, up to and including the gutter-lines. This includes reverse and side frontages. Reverse and side frontage refers to the side yards and back yards which have sidewalks or right-of-ways immediately adjacent to side or rear property lines. Careful attention should be given to areas adjacent to school bus stops and walking routes leading to our schools, parks and local businesses.
- Conservation easements, environmentally constrained areas, established greenbelts and woodlands are exempt from this provision of the Public Health Nuisance Code.

### **Sidewalks Obstructed by Vegetation**

- Bushes, vines, overhanging tree limbs and vegetation growing adjacent to passageways must be trimmed to allow for unobstructed passage on sidewalks, paths and right-of-ways.

### **Stagnant Water**

- Water which is allowed to accumulate in the open air can result in mosquito breeding. Conditions such as unmaintained swimming pools, clogged gutters, and the haphazard storage of items such as tarps, tires, buckets, or empty planters constitute nuisance violations.

### **Poison Ivy, Sumac and Oak**

- Poison ivy, sumac and oak growing within 20 feet of an occupied property or right-of-way must be removed.

### **Trash and Debris**

- The storage or accumulation of litter, junk, or debris is not permitted in yards or open areas of the property.

### **Enforcement**

Nuisance violations are enforced by the Health Department on a complaint basis. Once a complaint is filed, an inspector conducts a site visit to investigate and document the conditions. A warning or Notice of Violation is issued if a violation is substantiated. Failure to correct the violation can result in issuance of court summons and potential fines. The Township may also take action to remove the violation and charge the cost of abatement to the owner. In some cases, this process may lead to a tax lien on the property.

Residents can report violations in their neighborhood to the Health Department at **609-936-8400**. Callers are asked to provide their name, address, phone number, nature and location of the problem.