

October 31, 2024

Property Owner:
Mary Simon (*via certified mail*)
P.O. Box 167
Newfield, NJ 08344

Property Address:
5 Windsor Road
Gibbsboro, NJ 08026
Block 109/Lot 10

RE: Lead Paint Certification Requirements for Rental Properties

Dear Sir or Madam:

In accordance with New Jersey statutes, the Borough of Gibbsboro has adopted an ordinance setting forth the process for assuring that rental properties are free from the hazards of lead paint. A copy of our ordinance is enclosed for your records. You should carefully review it as it impacts your rental property and you are encouraged to take action now to comply with the requirements of the ordinance which complies with newly enacted state legislation. Failure to comply with the provisions of this act could adversely impact the ability for your property to be occupied until it is brought into compliance.

As a registered landlord you are responsible for providing, on or before March 1, or upon a change in occupancy of a residential rental unit, to the Borough Code Enforcement Officer notice of the last tenant turnover date, as well as a valid lead-based paint evaluation report prepared by a New Jersey Department of Community Affairs (DCA) certified lead evaluation contractor as defined in P.L. 2021, c. 182. Failure to provide such a report will result in the Borough scheduling an inspection to be performed by the Borough's designated lead evaluation contractor (DCA Certified) with the cost for the same to be assessed against the landlord and payable to the Borough of Gibbsboro. If unpaid, this could be included in the Borough's annual tax lien sale.

Should the evaluation report identify lead-based hazards, then the owner and/or landlord shall remediate the hazards through abatement or lead-based hazard control mechanisms. The remediation shall be confirmed through a subsequent lead-based hazard inspection. The

identification of a lead-based hazard will result in the Borough, or the inspector retained to conduct such inspections, providing notification of same to the Commissioner of Community Affairs.

Note that the filing fee to file a lead safe certification or lead-free certification shall be \$25. In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20 per dwelling unit inspected by the Borough's Lead Inspector or the owner and/or landlord's private lead inspector shall be assessed for the purposes of the Act, unless the owner and /or the landlord demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20. The fees collected shall be deposited into the Lead Hazard Control Assistance Fund.

Please visit the Code Enforcement link our website at www.gibbsborotownhall.com for additional resources. If you have questions regarding compliance with our ordinance, please do not hesitate to contact our Code Enforcement Officer by phone at 856-783-6655, extension 151, or by email at codeenforcement@gibbsborotownhall.com.

Sincerely,

Edward G. Campbell, III
Mayor

Enclosures (2)

cc: Craig Fallstick, Code Enforcement Officer
Amy C. Troxel, Borough Clerk
Borough Council