



The Borough of North Plainfield
Construction Office
908 769-2918
263 Somerset Street
North Plainfield, NJ 07060-4846



PERMIT FOR PORTABLE STORAGE UNITS (PODS)

NAME: _____

ADDRESS: _____

PHONE NUMBER _____ EMAIL: _____

LOCATION OF UNIT: _____

DATE OF PLACEMENT: _____

DATE OF REMOVAL: _____

A permit is required within ten (10) days of placing the storage unit on property.

There is a twenty dollar (\$20.00) permit fee that must accompany the application.

A copy of the storage unit rental agreement must be submitted with the application along with a copy of the liability insurance certificate from the company placing the unit.

There is a ninety (90) day duration for the placement of the unit.

Fee: \$20.00

Cash/Check: _____

Collected By: _____

Please see the attached ordinance for detailed requirements.

Construction Office: 908 769-2918

§ 11-12. PORTABLE STORAGE UNITS ("PODS").

§ 11-12.1. Definitions. [Ord. #08-10, S 1]

As used herein, the following term shall be defined as follows:

PORTABLE STORAGE UNIT (OR "POD") — Shall mean a portable shed or other portable container, commonly referenced as "PODS" that is loaded with materials and is placed on a residential or commercial property for the purpose of storage of those materials. The use of the phrase "PODS" shall not be construed to be limited to a particular brand or company providing the portable home storage unit, but is merely referenced for easy identification of the type of unit/container regulated.

SITE — Shall mean a piece, parcel, tract, or plot of land occupied or that may be occupied, by one or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one unified parcel.

USER — Shall mean the owner or occupant or property entering into an agreement with a portable storage unit company for the placement of a portable storage unit on a site located in the Borough.

§ 11-12.2. Location of Portable Storage Units. [Ord. #08-10, S 2]

- a. Portable storage units may be temporarily located in single-family, multiple family and commercial/business zoning districts within the Borough so long as they shall be placed not to obstruct vehicular and/or pedestrian traffic. Within the Borough no portable storage may be placed in any street, thoroughfare, right-of-way or other public property and must be placed on a suitable base to ensure stability of the unit.
- b. No portable storage unit shall be placed on the front yard of any private property, whether said yard is paved or not.

§ 11-12.3. Size of Portable Storage Units. [Ord. #08-10, S 3]

The portable storage unit shall be no larger than 130 square feet in area and no higher than ten (10') feet from grade.

§ 11-12.4. Duration. [Ord. #08-10, S 4]

- a. A portable storage unit may remain at a single-family and/or, multiple family site for up to a total of 90 consecutive calendar

days, as defined below, with one portable storage unit allowed at a site at a time.

- b. A portable storage unit may remain at a commercial/business site for up to a total of 90 consecutive calendar days, as defined below. The number of portable storage units allowed will be determined on available space that does not obstruct vehicular or pedestrian traffic.
- c. Redelivery of a portable storage unit for the sole purpose of unloading said unit will be allowed for a period of no more than five consecutive calendar days.
- d. In regard to subsection 11-12.4a and b above, the initial permit shall cover a period of 60 consecutive calendar days. An applicant shall be entitled to one 30 consecutive calendar days permit extension.
- e. The fees for the initial permit and the permit extension shall be as set forth in subsection 11-12.7b.

§ 11-12.5. Use. [Ord. #08-10, S 5]

The portable storage unit shall only be used for the purpose of removing or temporary storage of furniture, clothing, other house belongings coming from or to a structure on the property that is being removed, repaired and/or sold as it relates to residential use. As to commercial/business use, the portable storage unit shall only be used for the specific use(s) of the business(es) located on the property where the unit exists. Additionally, in either case, the unit may be used to store construction equipment for the construction/renovation of taxable structures on the property.

§ 11-12.6. Maintaining Portable Storage Units. [Ord. #08-10, S 6]

- a. The portable storage unit company shall be responsible to ensure that the portable storage unit is in good condition, free from evidence of deterioration, weathering, discoloration, rust, ripping, tearing and/or other holes or breaks.
- b. When not in use, the portable storage unit shall be kept locked at all times.
- c. The user of any site on which a portable storage unit is placed shall also be responsible for ensuring that no hazardous substances are stored or kept within the portable storage unit.

- d. The only advertisement permitted on a POD is the company logo and contact information discretely placed.
- e. The person contracting for the use of the portable storage unit and the owner of the property associated with its use shall be jointly responsible for compliance with the provisions of this Section. Copies of the penalty provisions of this Section shall be appended to the permit and shall be mailed with a copy of the permit to the owner of the portable storage unit, the property owner and any other interested party.

§ 11-12.7. Permit Required. [Ord. #08-10, S 7]

- a. Upon placing a portable storage unit on his/her/its property, a person/company must submit an application and receive a permit from the Borough within 10 calendar days of its being placed on the property. Application for the permit shall be made to the Borough's Construction Official and shall require full name, address and other contact information for both the owner of the portable storage unit, the person/company contracting for the use of the portable storage unit and the owner/company of the property with which the portable storage unit is associated. A copy of the rental agreement shall also be attached. The application shall be accompanied by a permit fee of \$20 as well as an insurance certificate confirming that the company and/or person supplying the portable storage unit maintain liability insurance in the amount of at least \$100,000 and naming the Borough as an additional insured and a certificate holder.
- b. Permits shall be granted for a total period of no more than 90 calendar days for both noncommercial and commercial sites, as defined in subsection 11-12.4 herein. If the 30 day extension is granted, the applicant shall pay an additional fee of \$20 for the extended period.
- c. The permit shall be affixed to the exterior of the portable storage unit.

§ 11-12.8. Municipal Exemption. [Ord. #08-10, S 8]

Portable storage units placed on Borough property specifically for construction on Borough property shall be exempted from the provisions of this Section.

§ 11-12.9. Violations. [Ord. #08-10, S 9]

- a. A user who allows a portable storage unit to remain at a site for longer than permitted time as stated in this Section shall be provided a grace period of two calendar days from the number of approved days of the placement of the portable storage unit to remove the portable storage unit.
- b. Should the user in violation of the regulations of this Section fail to remove the portable storage unit at the termination of the grace period and/or fail to observe any other provisions of this Section, the user shall be considered in violation of the Code.
- c. Any person who violates any provision of this Section, upon conviction or settlement in Municipal Court of the Borough of North Plainfield, shall be liable for a fine of not less than \$150 nor more than \$500 per violation. Each day that a violation occurs shall be deemed a separate and distinct violation, subject to the penalty provisions herein.
- d. Any portable storage unit placed or maintained on Borough property, streets, thoroughfares or rights-of-way, as well as any portable storage unit left on a private property (residential and/or commercial), after expiration of the permit, for more than seven calendar days after the mailing of a written notice to the owner of the portable storage unit, the person contracting for the use of the portable storage unit and the owner of the affected property of the violation of this Section may be removed by the Borough at the owner's sole expense for removal and storage of the portable storage unit. Notices to remove, pursuant to this Section, shall be sent by certified mail, return receipt requested and regular mail. Such charges for removal/storage of the portable storage unit shall be in addition to any fines and penalties that may otherwise be imposed pursuant to this Section.