

ORDINANCE NO. 2021 – 19

AN ORDINANCE OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 279 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF LITTLE EGG HARBOR, ENTITLED “RENTAL PROPERTY”

BE IT ORDAINED, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, as follows:

SECTION 1. The Township Code of the Township of Little Egg Harbor is hereby amended and supplemented so as to amend Chapter 279, entitled “Rental Property,” so as to amend §279-1 entitled “Definitions” so as to amend the definition for the term “Rental Unit” in its entirety so that it shall read as follows:

RENTAL UNIT

Includes the term “commercial property,” “apartment,” “dwelling,” “building,” “dwelling unit,” “habitable room” or “lodging unit” as defined by this chapter and used for rental, lease or hire. This definition shall not apply to any single-family home which is not available for rental purposes.

SECTION 2. The Township Code of the Township of Little Egg Harbor is hereby amended and supplemented so as to amend Chapter 279, entitled “Rental Property,” so as to amend §279-1 entitled “Definitions” so as to add and arrange alphabetically the following definition:

COMMERCIAL PROPERTY

A property, building or unit within a building that is used for business purposes including but not limited to office units or buildings, retail units or buildings, warehouses, industrial buildings and special-purpose buildings.

SECTION 3. The Township Code of the Township of Little Egg Harbor is hereby amended and supplemented so as to amend Chapter 279, entitled “Rental Property,” so as to amend §279-2 entitled “Rental mercantile license required; forms” so as to amend subsection G. in its entirety so that it shall read as follows:

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G. Description of building:

1. As to each residential rental unit, specification of the exact number of sleeping rooms contained in the rental unit and the exact number of sleeping accommodations contained in each of the sleeping rooms, identifying each sleeping room specifically by the number and location within the rental unit and by the square footage thereof.

2. As to each commercial rental unit, the specification of the square footage of space dedicated to the commercial use and the number of commercial units in a building.

3. In order to satisfy the requirements of this provision, an owner shall submit a floor plan which shall become a part of the registration application and which shall be attached to the registration form when filed with the Code Enforcement Officer or his designee.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Little Egg Harbor held on the 12th day of August, 2021, and will be considered for second and final passage at a meeting of the Township Committee to be held on the 9th day of September, 2021, at 7:00 p.m. at the Municipal Building located at 665 Radio Road, Little Egg Harbor, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.



Susan M. Farrell, RMC, Deputy Clerk
Township of Little Egg Harbor

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