

ORDINANCE NO. 24-2016

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 163
ENTITLED "RENTAL UNIT REGISTRATION" OF THE CODE OF THE
TOWNSHIP OF HARRISON**

WHEREAS, the Mayor and Committee, Township of Harrison, have determined that certain amendments and additions to Chapter 163 entitled "Rental Unit Registration" are necessary; and

WHEREAS, in all other respects Chapter 163 entitled "Rental Unit Registration" shall remain in full force and effect;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

Section 1.

§163-7 entitled "Inspections; certificate of occupancy requirements" shall be amended as follows:

- A. All buildings or structures, or any part thereof, used, occupied or proposed to be occupied as rental dwelling units shall be inspected by the Housing Officer appointed by the Township of Harrison before every initial occupancy. A Certificate of Occupancy shall be issued prior to occupation for use or change of use pursuant to §225-154 of the Code of the Township of Harrison.
- B. No owner, agent, broker, person or entity shall rent or lease a rental unit in such a manner as to result, permit or allow any person or persons to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure, or any part thereof, unless a certificate of occupancy certifying that the structure, or dwelling are is fit for human habitation. The purpose of this chapter is to provide housing that is safe and habitable, and compliant with the provisions of the New Jersey Uniform Construction Code and all applicable Ordinances of the Township of Harrison, including, but not limited to, Chapter 159 entitled "Property maintenance".

Section 2.

- C. Application; issuance.
 - (2) The Housing Officer, or his representative, shall within 10 working days of receipt of said application make an inspection of the applicable dwelling unit or units or area to be occupied by human habitation. The owner, operator, agent, registered agent and/or personal representative must accompany the Housing Officer, or his representative, for purposes of carrying out the inspection, and shall provide access throughout the entire exterior and interior of the building, including areas not necessarily the subject matter of human occupancy, including the basement, heating systems, electrical systems, plumbing systems, air-conditioning systems, smoke detection systems and other systems applicable to the utilization of the building. In addition, the Housing Officer, or his representative, shall confirm that the property is in compliance the Property Maintenance Code of the Township of Harrison.

Section 3.

- I. A certificate of occupancy when issued and executed by the proper officials of the Township of Harrison shall be valid for ~~420~~ sixty (60) days from its issue, or upon the occurrence of any change of circumstance which would require a reinspection.

Section 4.

The text of §163-7J shall be deleted in its entirety and replaced with the following:

- J. Fees. See §97-2 entitled "Fees" of the Code of the Township of Harrison.

Section 5.

Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 6.

Severability.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 7.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

BY: _____
LOUIS F. MANZO, MAYOR

ATTEST:

DIANE L. MALLOY, Municipal Clerk

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on August 1, 2016. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on August 15, 2016, at 7:30 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.

DIANE L. MALLOY
Municipal Clerk