ORDINANCE NO. 2017-4

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE BOROUGH OF ELMER, SALEM COUNTY, STATE OF NEW JERSEY, AMENDING CHAPTER 11 ENTITLED "BUILDING AND HOUSING" OF THE CODE OF THE BOROUGH OF ELMER

WHEREAS, the Mayor and Council of the Borough of Elmer have determined that certain amendments to Chapter 11 entitled "Building and Housing" are necessary; and

WHEREAS, in all other respects Chapter 11 entitled "Building and Housing" shall remain in full force and effect:

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Elmer, County of Salem and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

Section 1.

Chapter 11-2.6 entitled "Frequency of Inspections" shall be amended to read as follows:

An inspection, in accordance with the provisions of this section, shall be made at the following times:

- a. New construction prior to occupancy.
- b. Change of title prior to buyer occupying premises
- c. <u>Change of Use or change or addition of occupancy prior to any person</u>
 <u>occupying the premises upon change of use or persons who did not previously</u>
 occupy the premises when the existing Certificate of Occupancy was issued.
- d. Rental properties upon each change <u>or addition</u> of tenant/tenants or at least once every two (2) years annually, whichever event occurs first.

Section 2.

The title of Chapter 11-5.2 shall be amended to read as follows:

Rental Unit License Registration Required

Section 3.

The title of Chapter 11-5.3 shall be amended to read as follows:

License; Registration; Time for Application

Section 4.

Chapter 11.5.5 entitled "Requirements for Registration", subsection 11-5.5(f) entitled "Registration Fee" shall be amended to read as follows:

f. Registration Fee. Fee of twenty (\$20.00) thirty (\$30.00) dollars biannually (every two (2) years).

Section 5.

Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.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

Schneider Davis Nolan Richards Schalick Zee

When effective.

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

	BOROUGH OF ELMER
ATTEST:	BY: Joseph Stemberger, Mayor
Sarah D. Walker Acting Borough Clerk	
ROLL CALL VOTE as follows:	

MOTION SECOND AYES NAYS ABSTAINED ABSENT

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Council of the Borough of Elmer, in the County of Salem and State of New Jersey, held on February 8, 2017. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Council to be held in the Borough Hall, 120 South Main Street, Elmer, New Jersey 08318, on March 8, 2017 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 Borough Hall, 120 South Main Street, in the Borough, to the members of the general public who shall request the same.

Sarah D. Walker Acting Borough Clerk