TOWNSHIP OF FAIRFIELD
ORDINANCE #2024-09

AN ORDINANCE OF THE TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY AMENDING CHAPTER 45, ZONING, OF THE TOWNSHIP CODE TO PROHIBIT SHORT-TERM RENTALS

WHEREAS, the Governing Body of the Township of Fairfield ("Governing Body") desires to amend the sections of the Zoning Ordinance to prohibit short-term rentals in all in the Township;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Fairfield, County of Essex, State of New Jersey, as follows:

SECTION 1. Chapter 45, Zoning, Article III, Section 45-7.1, entitled "Terms Defined", of the Township Code of the Township of Fairfield is hereby amended and supplemented to include the following: (All additions are shown in ***bold italics with underlines.*** The deletions are shown as ~~*strikeovers in bold italics*~~.)

§45-7.1 Terms Defined.

DWELLING UNIT
Shall mean one or more rooms occupied or intended for occupancy as separate living quarters by one family or household ***(except for short-term rentals as defined in §45-7.1)***, provided that access is directly from the outside or through a common hall and that separate cooking, sleeping and sanitary facilities are provided within the dwelling for the exclusive use of the occupants.

SHORT- TERM RENTALS
Shall mean any dwelling unit, or portion thereof, rented by the property owner, for income-producing purposes, to a person or group for a period of less than 30 consecutive days. Short-term rentals shall not be permitted in any zone.

SECTION 2. Chapter 45, Article IV, Section 45-12.24, entitled "Short-Term Rentals Prohibited", of the Township Code of the Township of Fairfield is hereby created to read as follows: (All additions are shown in ***bold italics with underlines***).

§ 45-12.24 Short-Term Rentals Prohibited.

Short-Term Rentals as defined in §45-7.1 shall be prohibited in all zones in the Township.

SECTION 3. All actions of the Township taken prior to the date of adoption hereof contemplated by this Ordinance are hereby ratified and approved.

SECTION 4. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any remaining part thereof.

SECTION 5. All Ordinances or parts of Ordinances of the Township of Fairfield heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
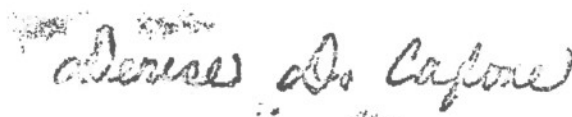
SECTION 6. This Ordinance shall take effect immediately upon its final passage, approval and publication as provided by law.

William Galese, Mayor

ATTEST:

Denise D. Cafone, Municipal Clerk

NOTICE

"NOTICE is hereby given that the foregoing Ordinance was introduced and passed upon First Reading at a Meeting of the Mayor and Council of the Township of Fairfield on May 28, 2024 Said ordinance shall have a second Reading and Public Hearing and be considered for final adoption at a meeting of said Governing Body to be held on June 24, 2024 at 7:00 p.m. in the Township Municipal Building, 230 Fairfield Road, Fairfield, N.J."

Denise D. Cafone
Municipal Clerk

INTRODUCTION OF ORDINANCE –

ORDINANCE #2024-09 ~ AN ORDINANCE OF THE TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY AMENDING CHAPTER 45, ZONING, OF THE TOWNSHIP CODE TO PROHIBIT SHORT-TERM RENTALS

INTRODUCED BY: Councilman LaForgia
SECONDED BY: Councilman Campisi
PUBLISHED: June 6, 2024

ROLL CALL VOTE

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCIL PRESIDENT JOSEPH CIFELLI	X				
COUNCILMAN JOHN LAFORGIA	X				
COUNCILMAN MICHAEL B MCGLYNN	X				
COUNCILMAN PETER CAMPISI	X				
MAYOR WILLIAM GALESE	X				

2ND READING AND PUBLIC HEARING – JUNE 24, 2024

INTRODUCED BY: Council President Cifelli
SECONDED BY: Councilman LaForgia
PUBLISHED: June 27, 2024

ROLL CALL VOTE

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCIL PRESIDENT JOSEPH CIFELLI	X				
COUNCILMAN JOHN LAFORGIA	X				
COUNCILMAN MICHAEL B MCGLYNN	X				
COUNCILMAN PETER CAMPISI				X	
MAYOR WILLIAM GALESE	X				