

**BOROUGH OF LEONIA
ORDINANCE # 2026-03**

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE
OF THE BOROUGH OF LEONIA TO AMEND ARTICLE IX
OF CHAPTER 212, PROPERTY MAINTENANCE**

WHEREAS, the Borough of Leonia has determined that it is in the best interest of the Borough that an amendment is necessary to Chapter 212, Property Maintenance Article IX, Section 212-23.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Leonia as follows:

Section 1. Chapter 212, Property Maintenance, Article IX, Janitorial Service in Multiple-Family Dwellings, §212-23, Residence on Premises Required in Certain Instances, is amended as follows:

§212-23. Residence on Premises Required in Certain Instances.

A. In any premises containing 12 or more dwelling units or combination thereof, said superintendent, janitor, caretaker or housekeeper shall reside in the State of New Jersey within five (5) miles of the premises. Where more than one building on adjoining premises or premises in near proximity to each other are in common ownership or under common management or maintenance supervision, the requirements contained herein shall apply separately to each building, unless the owner or manager thereof can demonstrate to the satisfaction of the Public Officer that proper operation of the premises and provision of all essential services and facilities as required by the Borough can be provided by a resident superintendent, janitor, caretaker or housekeeper of one building who shall assume responsibility for the other building or buildings adjoining or in near proximity to his place of residence. The governing body of the Borough of Leonia shall have the authority to suspend the enforcement of this section for a period not exceeding one year from the effective date of this chapter upon written application from the owner or operator of an existing building for good cause shown.


B. Premises in which dwelling units are individually owned, or where the property is owned in common by the owners of the individual dwelling units, shall be exempt from the requirements of this section.

Section 2. If any section, paragraph, sub-section, 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 part thereof.

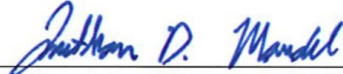
Section 3. All ordinances or parts of ordinances of the Borough heretofore adopted that are inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect after final passage and adoption.

RECORD OF VOTE												
ORD. 2026-03												
Council	First Reading						Second Reading					
	April 20, 2026						May 4, 2026					
	M	S	Y	N	A	AB	M	S	Y	N	A	AB
Zeigler	✓		✓									
Grandelis			✓									
Hesterbrink			✓									
Ravid		✓	✓									
Scarangella			✓									
Terrell			✓									
Mayor Ziegler				
M - Motion S - Seconded Y - Yes N - No A - Abstain AB - Absent												


 Bill Ziegler, Mayor

ATTEST:


 Jonathan Mandel, Borough Clerk