

ORDINANCE NO. 2023-13

AN ORDINANCE TO AMEND THE RENT CONTROL ORDINANCE TO ADD MOLD AS A HEALTH, SAFETY, AND WELFARE CONDITION AND TO REQUIRE LANLORDS TO PROVIDE HARD COPIES OF LEASES TO TENANTS

WHEREAS, the Mayor and Township Council of the Township of Lopatcong, County of Warren, New Jersey, had previously adopted an Ordinance on June 16, 1982 which was published on June 24, 1982 and thereafter was subsequently amended on December 15, 1982 and published on December 23, 1982; and

WHEREAS, the current Rent Control Ordinance provides certain protections to renters within the Township of Lopatcong; and

WHEREAS, the Township wishes to amend the Rent Control Ordinance to expand the protections afforded to renters.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Council of the Township of Lopatcong, County of Warren and State of New Jersey that the Rent Control Ordinance be amended as follows:

Section 173-10 Increases due to hardship or improvements.

A. Financial hardship

...

(4) The Board may refuse to grant a hardship increase if the property is not in substantial compliance with the state and local building codes. "Substantial compliance" means 90% qualitatively free of code violations and free of all conditions that threaten health, safety and welfare, including, but not limited to, mold, lack of heat, hot water or electrical hazards.

Section 173-19.1 Information to be given to all tenants.

A landlord renting to a tenant shall be required to provide a hard copy of the lease to the tenant when the parties first enter into a lease, when the landlord and tenant enter into a new lease, or when the landlord and tenant enter into a lease renewal. The failure of the landlord to do so shall constitute a violation of this chapter.

Section 2:

All sections of the Chapter that are unchanged shall remain as is.

Section 3:

Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 4:

Repealer. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

Section 5:

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced for first reading at the regular meeting of the Council of the Township of Lopatcong held on May 3, 2023 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Council to be held on June 7, 2023 at 7:30 PM, or as soon thereafter as the Township Council may hear this Ordinance, at the Municipal Building, 232 S. Third Street, Phillipsburg, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

Margaret B. Dilts, CMC

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SECOND NOTICE OF AN ORDINANCE

NOTICE is hereby given that a regular meeting of the Township Council of the Township of Lopatcong, County of Warren and State of New Jersey, held on Wednesday, June 7, 2023 at the Municipal Building, 232 South Third Street, Phillipsburg, New Jersey, the following Ordinance was presented and passed on the final reading. The Ordinance was then ordered to be published according to law by title only.

AN ORDINANCE TO AMEND THE RENT CONTROL ORDINANCE TO ADD MOLD AS A HEALTH, SAFETY, AND WELFARE CONDITION AND TO REQUIRE LANLORDS TO PROVIDE HARD COPIES OF LEASES TO TENANTS

Said Ordinance may be read and inspected at any time at the Office of the Municipal Clerk, Lopatcong Township Municipal Building, 232 S. Third Street, Phillipsburg, New Jersey Monday through Friday 9:00 am to 4:30 pm.

Margaret B. Dilts, CMC