

TOWNSHIP OF MAURICE RIVER

ORDINANCE NO. 738

**AN ORDINANCE OF MAURICE RIVER TOWNSHIP,
CUMBERLAND COUNTY, AMENDING § 11-4.4
OF THE REVISED GENERAL ORDINANCES OF THE
TOWNSHIP OF MAURICE RIVER,
STANDARDS ESTABLISHED TO DETERMINE IF DWELLINGS ARE SAFE AND
SANITARY AND FIT FOR HUMAN HABITATION AND RENTAL**

WHEREAS, § 11-4.4 of the revised General Ordinances of the Township of Maurice River, setting forth the standard to be used as a guide in determining whether dwellings in the Township are safe, sanitary and fit for human habitation and rental, was previously adopted by the Township Committee; and

WHEREAS, the 2021 International Property Maintenance Code has superseded the BOCA Basic Housing-Property Maintenance Code/1996; and

WHEREAS, pursuant to N.J.S.A. 40:48-2 and N.J.S.A. 40:49-5.1, a municipality may enact, amend or supplement ordinances that affect the maintenance of buildings, and for the preservation of public health, safety and welfare of the municipality and its inhabitants;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that the Township Committee of the Township of Maurice River, County of Cumberland, State of New Jersey, does hereby amend § 11-4.4, as follows:

§ 11-4.4 Standards Established to Determine if Dwellings are Safe and Sanitary and Fit for Human Habitation and Rental.

- a. Pursuant to Section 11-3, the standard to be used as a guide in determining whether dwellings in the Township are safe, sanitary and fit for human habitation and rental shall be the 2021 International Property Maintenance Code and future revisions, supplements and amendments thereto or new additions thereof.

All other provisions of Chapter XI, Building and Housing and § 11-4.4, Standards Established to Determine if Dwellings are Safe and Sanitary and Fit for Human Habitation, as set forth in the revised General Ordinances of the Township of Maurice River, shall remain in full force and effect except as amended by this Ordinance.

Severability: Should any section, sentence, clause or provision or a portion of this Ordinance be held to be invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not affect or impact upon any other section, sentence, clause or provision or portion of this Ordinance and the remainder of the Ordinance shall remain in full force and effect.

BE IT FURTHER ORDAINED AND ENACTED by the Township Committee of the Township of Maurice River, County of Cumberland and State of New Jersey that this Ordinance shall take effect immediately upon the adoption and publication of notice of adoption as prescribed by law.

ATTEST:

DENISE PETERSON, TOWNSHIP
CLERK

Ken Whildin, MAYOR

Bill Ashton, DEPUTY MAYOR

Joe Sterling, Committeeperson

First Reading December 21, 2023
Publication December 28, 2023
Public Hearing January 18, 2024
Adoption January 18, 2024
Publication of January 30, 2024
Notice of
Adoption