

**ORDINANCE 2023-4**

**AN ORDINANCE AMENDING ORDINANCE 2018-24 AND TOWNSHIP  
CODE CHAPTER 84 "HOUSING STANDARDS"**

**WHEREAS**, Ordinance 2018-24 amended the Township Code, Chapter 84, "Housing Standards" and made the following findings:

**"WHEREAS**, Medford Township has experienced multiple issues with residential properties in which owners are renting the property in whole or by rooms, resulting in violations of the Township Land Development Ordinances, unintended damage to the dwelling, and interruptions to neighborhood character; and

**WHEREAS**, the Township Council recognizes the recent increase in rental properties and violations within the Township and wishes to institute an inspection process to insure the health, welfare and safety of tenants as well as compliance with Zoning requirements; and

**WHEREAS**, said recent events has called to the Township Council's attention a need to add an Inspection provision to Chapter 84 of the Township Code. "; and

**WHEREAS**, subsequent to the adoption of Ordinance 2018-24 amending Chapter 84, the Township Fire Official and Construction Code Official have recommended clarification of Section 84-7 "Inspections" that was added to the Chapter 84 by adoption of Ordinance 2018-24.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Medford, in the County of Burlington and State of New Jersey that Ordinance 2018-24, which amended Chapter 84 of the Medford Township Code, is itself hereby amended as follows:

**SECTION ONE:** §84-7 "Inspections" as added to Chapter 84 by Ordinance 2018-24, is hereby deleted and replaced as follows:

**§84-7 Inspections:**

- A. All rental residential buildings with not more than two (2) residential units are subject to inspection and approval by the Construction Code Official annually and/or at the time of a change of tenant.
- B. Any residential units/buildings are subject to inspection and approval in accordance with the New Jersey Uniform Fire Code and Chapter 75 Fire Prevention of the Medford Township Code at the time of change of ownership.
- C. Any building with three (3) or more residential units shall be registered with the New Jersey Bureau of Housing in accordance with the Hotel and Multiple Dwelling Law (N.J.S.A. 55:13A-1 et seq.) and shall be inspected by said Bureau as required by its regulations.
- D. At the time of the inspections required herein, all parts of the premises must be available and accessible for such inspections, and the owner, operator, resident and occupant are required to provide the necessary arrangement to facilitate such inspections. Such inspections shall be made during regular hours of the business occupying said premises unless there is reason to believe a violation exists of a character which is an immediate threat to safety requiring inspection and abatement without delay. The property owner is responsible for said Inspection fees as contained in Chapter 71 of the Township Code.

**SECTION THREE:** All other existing provisions of Chapter 84, as amended by Ordinance 2018-24, including the renumbering of §84-8 “Powers of Enforcement Official, §84-9 “Interpretation” and §84-10 “Violations and Penalties”, other than §84-7 expressly amended herein, shall remain in full force and effect.

*REPEALER, SEVERABILITY AND EFFECTIVE DATE*

- A. Any and all Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

- B. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.
- C. This Ordinance shall take effect immediately upon final passage and publication according to law.

Township of Medford

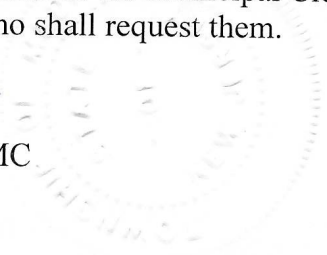
Ordinance 2023-4

An Ordinance Amending Ordinance 2018-24 and Township Code Chapter 84 "Housing Standards"

The above entitled ordinance was passed on first reading at a meeting of the Township Council of the Township of Medford on March 7, 2023. It will be further considered for final passage after a public hearing at the regularly scheduled meeting to be held on March 21, 2023 at the Public Safety Building, 91 Union Street, Medford, New Jersey at 7:00 PM, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be heard. Copies of this ordinance will be made available at the Municipal Clerk's office to members of the general public who shall request them.



Katherine Burger, RMC  
Municipal Clerk

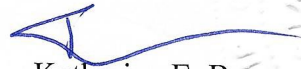


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**Township of Medford**  
**Notice of Final Adoption**  
**Ordinance 2023-4**

An Ordinance Amending Ordinance 2018-24 and Township Code Chapter 84 "Housing Standards"

Notice is hereby given that the Ordinance as entitled above was adopted following second reading and public hearing at a regular meeting of the Township Council of the Township of Medford, County of Burlington, State of New Jersey, held at the Public Safety Building, 91 Union Street, Medford, New Jersey on March 21, 2023.

  
Katherine E. Burger  
Municipal Clerk

