

ORDINANCE 2024-7

**AN ORDINANCE OF THE TOWNSHIP OF MULLICA, COUNTY OF ATLANTIC,
STATE OF NEW JERSEY, AMENDING ORDINANCE 2024-4 “CREATING A NEW
CHAPTER OF THE MUNICIPAL CODE OF THE TOWNSHIP OF MULLICA
ENTITLED REGISTRATION OF RENTAL UNITS”**

WHEREAS, the Township of Mullica previously introduced and adopted Ordinance 2024-4 entitled “Registration of Rental Units” which included an Article II of that Ordinance captioned “Short Term Rentals;” and

WHEREAS, following adoption of said Ordinance, it was indicated that for a period of six (6) months until June 30, 2024 the Ordinance would be reviewed for further discussion for any additional Amendments that may prove relevant since it was the first Ordinance to be introduced and adopted by the Township of Mullica in regard to regulating Short Term Rental Units; and

WHEREAS, upon further review and discussion, it has been determined that Amendments should be made to Ordinance 2024-4.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Township Committee of the Township of Mullica, County of Atlantic, State of New Jersey, as follows:

SECTION 1. Ordinance 2024-4 captioned “Registration of Rental Units,” Article II is hereby amended as follows:

A. Section 15 captioned “Regulations for Short Term Rentals” is hereby amended to delete paragraph 4 and replace it with a new paragraph 4 to read:

4. Any building with a multi-family residential use approval.

B. A new Section 16 shall be added to the Ordinance identified as “Number of Short-Term Rental Licenses Permitted per Township Zoning District” and shall read as follows:

“The Short-Term Rental Ordinance is an initial Ordinance by the Township for issuance of Short-Term Rental Permits. In order to maintain the rural, natural, and residential character of the Township and due to the limited manpower for Emergency Services by the Township Police Department and Fire Department it has been determined to limit the number of STR Permits per Zoning Districts in accordance with the following Table:

District Abbreviation	District	# of STR Licenses
PA	Preservation Area	0
AP	Agricultural Production	0
PT	Pinelands Town	2
NV	Nesco Village	3
NVC	Nesco Village Center	3
WV	Weekstown Village	2

RDA	Rural Development Area	5
DC	Devonshire Center	2
EV	Ellwood Village	2
EVC	Ellwood Village Center	3
FAR	Forest Area Residential	5
FARR	Forest Area Residential Receiving	5
SWV	Sweetwater Village	5

STRs will be issued on a first come, first serve basis. Licenses shall be issued per property and not per unit. Once all Permits are issued in a specific Zoning District then a list is authorized to be prepared and maintained of Applicants awaiting Permits. All STR Permits will be issued in order of Application filing for such Permits as Permits become available.”

C. Ordinance 2024-4 shall be further amended as follows:

Section 16 shall become Section 17. Section 17 shall become Section 18. Section 18 shall become Section 19. Section 19 shall become Section 20. Section 20 shall become Section 21. Section 21 shall become Section 22. Section 22 shall become Section 23. Section 23 shall become Section 24. Section 24 shall become Section 25. Section 25 shall become Section 26.

1. The new Section 17 captioned “Short-Term Rental Permit, Permit Registration Fee/Application and Certificate of Occupancy” shall now be changed to read as follows:

Paragraph C shall be changed to indicate that the Registration Fee is Two Hundred Fifty (\$250.00) Dollars.

Paragraph E shall be changed to read: If any Application to renew an STR Permit is not renewed within thirty (30) days, the STR Permit shall expire and be considered forfeited. Thereafter, the Permit shall become available and offered to the next Applicant on the list for a STR Permit.

D. The new Section 18 captioned “Application Process for Short Term Rental Permit and Inspection shall be amended as follows:

Paragraph 7 shall be deleted and replaced with the following paragraph to read: “A copy of a signed and sealed Survey by a Licensed New Jersey Surveyor shall be provided showing all structures on the property which structure(s) is to be used as a STR and the number and location of parking spaces. No parking shall be permitted on lawns or the streets.

SECTION 2. All Ordinances or parts of Ordinances inconsistent with this Ordinance, are hereby repealed to the extent of such inconsistency only.

SECTION 3. Should any section, subsection, part, clause or phrase of this Amended Ordinance shall be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to that end, the provisions of this Ordinance are hereby declared to be severable.

SECTION 4. This Ordinance shall take effect immediately upon final passage, approval and publication by law.


INTRODUCTION: May 21, 2024

PUBLICATION: May 29, 2024

ADOPTION: June 25, 2024

PUBLICATION: June 26, 2024

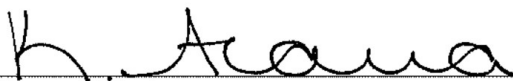
EFFECTIVE: June 26, 2024



Edward Hagaman
Mayor

CERTIFICATION

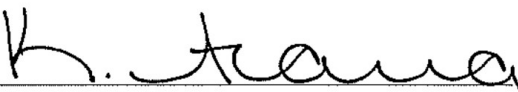
I, Krystel M. Arana, Municipal Clerk of the Township of Mullica, County of Atlantic, State of New Jersey, do hereby certify that the foregoing Ordinance 2024-7 was introduced by the Mayor and Committee of the Township of Mullica at a Regular Meeting held on Tuesday, May 21, 2024.



Krystel M. Arana
Municipal Clerk

CERTIFICATION

I, Krystel M. Arana, Municipal Clerk of the Township of Mullica, County of Atlantic, State of New Jersey, do hereby certify that the foregoing Ordinance 2024-7 was adopted by the Mayor and Committee of the Township of Mullica at a Regular Meeting held on Tuesday, June 25, 2024.



Krystel M. Arana
Municipal Clerk