

TOWNSHIP OF WALL

ORDINANCE NO. 8-2026

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, AMENDING THE CODE OF THE TOWNSHIP OF WALL TO REPEAL CHAPTER 153, ARTICLE II ENTITLED “RENT STABILIZATION”

WHEREAS, on or about November 8, 1978, the Township of Wall adopted ordinance entitled Mobile Homes and Mobile Home Parks memorialized in Chapter 153 of the Township Code; and,

WHEREAS, Chapter 153 was subsequently amended to create, among other things, a Mobile Home Park Rent Stabilization Board, which had the capacity to receive and review rent increase and decrease applications related to Mobile Home Parks within the Township; and,

WHEREAS, since its inception the Mobile Home Rent Stabilization Board has worked diligently and fulfilled its responsibilities by receiving applications for rent increase and/or decreases and, when applicable, conducting hearings involving both owners and tenants for mobile home parks located in the Township; and,

WHEREAS, the State of New Jersey signed into law N.J.S.A. 52:27D-287.13 which establishes, among other things, a statewide cap on rent increase of 3.5%, year-over-year, for modular and/or manufactured housing communities; and,

WHEREAS, the aforementioned law also provides for implementation and enforcement of this new law and associated regulations through the New Jersey Department of Community Affairs on a uniform, statewide basis; and,

WHEREAS, the Township has reviewed the new law and determined that this new law significantly preempts many aspects of Article II of Chapter 153;

WHEREAS, after careful consideration, the Township Committee of the Township of Wall determined that it is in the best interest of the Township to repeal Article II of Chapter 153, entitled “Rent Stabilization”; and,

WHEREAS, to that point, the Township of Wall recognizes that tenants of these mobile home parks will continue to have robust rights and legal protections afforded by both the Superior Court of New Jersey, Landlord-Tenant Division and through the Department of Community Affairs as set forth in N.J.S.A. 52:27D-287.13; and,

WHEREAS, the Township Committee is also cognizant of the many tenant legal aid & advocacy groups and guides available throughout the State of New Jersey – such as the Legal Services of New Jersey and the Department of Community Affairs – that are in place to provide tenants with assistance and legal guidance to ensure the tenants’ rights are protected; and,

WHEREAS, the Township Committee recognizes and determined that due to the multitude of resources available to tenants and the preemption of various aspects of Chapter 153, Article II by State Law, that maintaining a Mobile Home Rent Control Board is no longer necessary or efficient; and,

WHEREAS, for avoidance of doubt, Chapter 153, Article I shall remain in full force and effect absent any preemption by State law.

SUMMARY AND NOTICE

TOWNSHIP OF WALL

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, AMENDING THE CODE OF THE TOWNSHIP OF WALL TO REPEAL CHAPTER 153, ARTICLE II ENTITLED “RENT STABILIZATION”

Adoption of this ordinance will repeal Chapter 153 Article II Rent Stabilization

Notice is hereby given that, pursuant to P.L. 2025, c. 72, the Township of Wall will publicize all legal notices, ordinance, and required resolutions on its official website.

- View Full Notices Here: <https://wallnj.gov/243/Legal-Notices>
- Statewide Portal: <https://nj.gov/state/>
 - (Legal Notices Portal Under Construction pursuant to P.L. 2025, c. 72).

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **March 24, 2026**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on, **April 28, 2026**, at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk’s Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.gov.

Roberta M. Lang, RMC
Municipal Clerk

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wall, in the County of Monmouth, in the State of New Jersey, as follows:

Section 1. Chapter 153 of the Township Code of the Township of Wall is hereby amended by repealing and deleting in its entirety of Article II, entitled "Rent Stabilization" only.

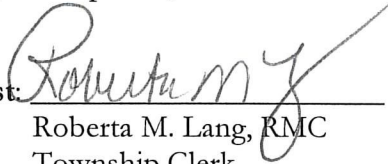
Section 2. If any section, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its effect to the section, portion or other part of this Ordinance directly involved in the controversy in which such judgment shall be rendered.

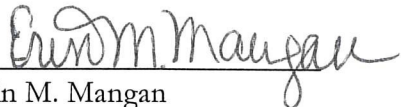
Section 3. All ordinances, or parts thereof, which are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such inconsistencies.

Section 4. This ordinance shall take effect immediately upon final passage and publication according to law.

Introduced: March 24, 2026

Adopted: April 28, 2026

Attest: 
Roberta M. Lang, RMC
Township Clerk

Approve: 
Erin M. Mangan
Mayor