

SECOND READING

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER XVII, BUILDING AND HOUSING, OF THE WOODBRIDGE REVISED GENERAL ORDINANCES

SECTION I.

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF WOODBRIDGE, County of Middlesex, State of New Jersey, as follows:

Section 17-9.3(b) of the revised General Ordinances of the Township of Woodbridge shall be amended to add the following new Section:

17-9.3 Requirements for Certificate of Rental Housing Compliance Prior to Change in Tenancy.

b. In addition, the applicant must produce:

....

3. Owner/Landlord shall further certify that there are no residential tenants from other rental units within the Township of Woodbridge and owned by said owner/landlord that have been displaced from their rental unit as a result of fire or other emergency that has made said rental unit uninhabitable. In the event any tenant has been displaced from their rental unit as a result of fire or other unforeseen emergency (the "Damaged Rental Unit"), and the damage resulting from the fire or other unforeseen emergency in the judgment of the Housing Inspector or other official charged with equivalent responsibility is such as to render the Damaged Rental Unit uninhabitable, owner/landlord shall temporarily relocate said displaced tenant(s) into the nearest available rental unit owned by said owner/landlord (the "Temporary Rental Unit") before allowing any other person or entity to occupy said available unit. The displaced tenant shall be permitted to remain in the Temporary Rental Unit until the Damaged Rental Unit has been repaired and deemed habitable by the Housing Inspector or other official charged with the equivalent responsibility. Rent charged for the Temporary Rental Unit shall not exceed the rent charged for the Damaged Rental Unit during the displaced tenant's occupancy of the Temporary Rental Unit.

SECTION II. 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 the Ordinance shall not be affected thereby.

SECTION III. Any ordinances and parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

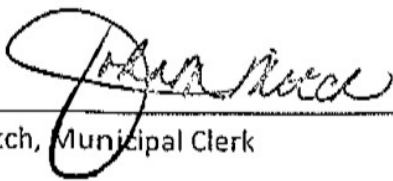
SECTION IV. This Ordinance shall take effect upon final adoption and publication as may be required by law.

Dated: OCT 31 2023

APPROVED:

JOHN E. McCORMAC, MAYOR

ATTEST:



John Mitch, Municipal Clerk