

\*\*\*\*ADOPTED DECEMBER 6, 2010\*\*\*\*

**DELANCO TOWNSHIP**

**ORDINANCE 2010-18**

**AMENDING CHAPTER 234 GOVERNING  
“RENTAL PROPERTY”  
TO REGULATE LARGE RENTAL FACILITIES**

**WHEREAS**, two larger rental complexes, Living Springs (Abundant Life) and Zurbrugg Mansion (Grapevine Development) have been constructed within the Township of Delanco; and

**WHEREAS**, the Township Code regulates Rental Property within the Township and requires certain annual inspections and fees; and

**WHEREAS**, in recognition that these are larger rental facilities, that they consist of affordable housing units, and that there is some economy of scale afforded in inspecting these units, the Township Committee of the Township of Delanco desires to amend the Township Code to specifically regulate same.

**NOW, THEREFORE, BE IT HEREBY ORDAINED** by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey, that the Township Code is hereby amended at Chapter 234, governing “Rental Property” as follows:

Section 1.

**Chapter 234. Rental Property.**

**§ 234-1. Definitions.**

[The following Definition is inserted into this Section]:

**LARGE RENTAL FACILITY** – A Rental Facility, as that term is defined herein, that consists of twenty or more rental units.

**§ 234-4. Registration forms; filing; contents.**

[The following additional paragraph “J” is hereby added as follows]:

- J. Notwithstanding the above, a Large Rental Facility shall submit one master application with the following information attached:
- (1) Floor plan of building attached;
  - (2) List of individual unit numbers with corresponding tenant information.

**§ 234-6. Registration form; amendments; filing.**

[The following additional language is added to the end of the existing paragraph]:

With regard to Large Rental Facilities, they shall file a bi-annual report reflecting any changes in tenancy and no fee shall be required unless there is a change in ownership.

**§ 234-7. Periodic inspections.**

[The following additional paragraph "E" is hereby added as follows]:

- E. Notwithstanding the above, any rental unit that is covered by a State inspection pursuant to the New Jersey Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A-1, et seq. shall be permitted to submit proof of that inspection and approval issued by the State Department of Community Affairs. Such inspection and approval shall satisfy the requirements of this Chapter for the purposes of that year and no fee shall be charged and no inspection shall be required by the Township during that calendar year. An annual registration form shall still be submitted to Township, in accord with subsection 4 of this Chapter, with clear indication of reliance on the State inspection and that no municipal inspection or fee is required.

**§ 234-11. Fees.**

[The following additional paragraph "E" is hereby added as follows]:

- E. Notwithstanding the above, a Large Rental Facility shall pay an annual registration fee of \$50 for each unit.

Section 2. Repealer. Any Ordinances inconsistent with this ordinance are hereby repealed to the extent of its inconsistency.

Section 3. Severability. If any provision of this Ordinance is deemed unlawful by a Court is found to be contrary to law by a court of competent jurisdiction, such provision shall be of no force or effect; but the remainder of this Agreement shall continue in full force and effect.

Section 4. Effective date. This Ordinance shall take effect upon proper passage in accordance with the law.