

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 266,
"RENTAL HOUSING" OF THE CODE OF THE
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY,
TO INSERT A NEW SECTION 266-6(D) "RENTAL HOUSING STANDARDS"
AND RE-CODIFY THE REMAINING SECTIONS,
AND TO AMEND SECTION 266-8 "FEES"**

BE IT ORDAINED, by the Township Council of the Township of North Brunswick, County of Middlesex and State of New Jersey, that Chapter 266, Rental Housing, of the Code of the Township of North Brunswick, be and is hereby amended and supplemented with a new section 266-6(D) as follows:

§ 266-6. Rental housing standards.

All rental housing not exempted in §266-2 of this chapter shall comply with the following codes and regulations, which are hereby accepted, adopted and established as a standard to be used as a guide in determining whether dwellings in this municipality are safe, sanitary and fit for human habitation and rental and incorporated herein by reference and made a part of this chapter:

- D. New Jersey Lead-Based Paint Inspection Law (P.L.2021, C.182), N.J.S.A. 52:27D-437.1, et seq., including but not limited to a visual assessment inspection for lead-based paint hazards for all rental dwellings constructed prior to 1978.

BE IT FURTHER ORDAINED, that existing section 266-6(D) is hereby recodified and renumbered as section 266-6(E) and all references in this section to 266-6(D) shall be deemed to refer to section 266-6(E).

BE IT FURTHER ORDAINED, that section 266-8 "Fees" is hereby amended as follows:

- E. Lead-based paint hazard visual assessment fee: \$20.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

BE IT FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect after passage and publication in accordance with applicable law.

TITLE

This Ordinance shall be known and may be cited as the “Ordinance Amending and Supplementing Chapter 266, Rental Housing, of the Code of the Township of North Brunswick, Middlesex County, New Jersey, to Insert a New Section 266-6(D) and to Re-codify the remaining sections, and to Amend Section 266-8.”

Michael C. Hritz
Director of Community Development

Cavel Gallimore
CFO

Justine Progebin
Business Administrator

Ronald Gordon, Township Attorney
(Approved legal form)

RECORDED VOTE FIRST READING: FEBRUARY 20, 2024

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
MEHTA				
GUADAGNINO				
ANDREWS				
DAVIS				
SOCIO				
HUTCHINSON				
MAYOR WOMACK				

RECORDED VOTE SECOND READING: MARCH 4, 2024

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
MEHTA				
GUADAGNINO				
ANDREWS				
DAVIS				
SOCIO				
HUTCHINSON				
MAYOR WOMACK				

CERTIFICATION

I hereby certify that the above Ordinance was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on March 4, 2024.

Lisa Russo, Township Clerk

EFFECTIVE DATE

This Ordinance shall take effect upon passage and publication in accordance with applicable law.

- APPROVED
- REJECTED

Francis M. Womack III, Mayor
Township of North Brunswick

Date signed: _____, 2024