

ORDINANCE NO. 03 _____2020

ORDINANCE AMENDING AND REPLACING CHAPTER 55-14, "RENTAL PROPERTY REGISTRATION AND LICENSING" OF THE CITY CODE REGARDING THE REGISTRATION AND MAINTENANCE OF RENTAL PROPERTIES

WHEREAS, the City Council of the City of Gloucester City ("City Council") is authorized pursuant to N.J.S.A. 40:48-2 to enact and amend ordinances, and to amend the Code of the City of Gloucester City, as deemed necessary for the preservation of the public health, safety and welfare of the City and its residents; and

WHEREAS, the City Council is authorized to enact an ordinance requiring registration of commercial and residential properties within the municipality by owners of said property who do not reside in nor operate a business at their properties pursuant to N.J.S.A. 40:48-2.53; and

WHEREAS, the City Council is empowered pursuant to adopt an ordinance to regulate buildings and structures, and their use and occupancy, and to prevent and abate conditions detrimental to the health safety and welfare of the general public pursuant to N.J.S.A. 40:48-2.12a, N.J.S.A. 40:48-2.12a1, N.J.S.A. 40:48-2.12c, N.J.S.A. 40:48-2.12f and N.J.S.A. 40:48-2.12m.

WHEREAS, the City is empowered to adopt ordinances regulating the removal and elimination of debris, brush, weeds and other obnoxious growths pursuant to N.J.S.A. 40:48-2.13; and

WHEREAS, unregistered rental properties create a wide range of problems for the City associated with absentee landlords, including public health risks, negative impacts on the aesthetic value of neighboring properties, and discouragement of neighborhood stability and revitalization; and

WHEREAS, it is in the best interest of the City to maintain a registration system to identify, monitor and enforce the maintenance of rental properties; and

WHEREAS, it is in the best interest of the City to ensure that all rental properties within the City of Gloucester City are properly registered and maintained; and

WHEREAS, in order to achieve this purpose, revisions to Chapter 55-14 are necessary.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Gloucester City, County of Camden, State of New Jersey as follows:

Section 1. Chapter 55-14 of the City Code be hereby amended, supplemented, revised and replaced with Exhibit A attached hereto.

Section 2. All other Chapters of the City Code shall remain valid and in effect, and are not amended by this Ordinance.

Section 3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.


Section 4. Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 5. This Ordinance shall take effect after final passage, approval, and publication, as provided by law.

CITY OF GLOUCESTER CITY



Vanessa L. Parent, City Clerk



Daniel T. Spencer Jr., Mayor