

**TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY**

NOTICE OF ORDINANCE INTRODUCTION

The foregoing ordinance was introduced at a Regular meeting of the Mayor and Municipal Council of the Township of Belleville held on September 24, 2024, and was read for the first time. This ordinance will be further considered for final passage by said Mayor and Municipal Council in the Council Chambers, Town Hall, 152 Washington Avenue, Belleville, N.J., on Tuesday, October 22, 2024, beginning at 6:00 p.m. or at any time and place to which meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance. This Ordinance may be viewed by visiting the official website of the Township of Belleville at: [www.bellevillenj.org/Code & Ordinances](http://www.bellevillenj.org/Code%20&%20Ordinances)

ORDINANCE#30-24

**ORDINANCE AMENDING CHAPTER 12 – BUILDING AND HOUSING,
SPECIFICALLY SUBSECTION 12-16 FOR EXISTING DWELLING UNITS –
CERTIFICATE OF OCCUPANCY, SUBSECTION 12-16.1 DEFINITIONS**

WHEREAS, the Governing Body of the Township of Belleville is empowered to adopt and amend its Township ordinances; and

WHEREAS, the Mayor and Township Council of the Township of Belleville believe it is necessary that certain definitions contained in Chapter 12-16.1 are insufficient; and

WHEREAS, the Mayor and Township Council seek to expand the requirements of the Certificate of Continued Occupancy Ordinance.

NOW, THEREFORE, BE IT ORDAINED that the Governing Body of the Township of Belleville, County of Essex, State of New Jersey:

That Chapter 12 of the Revised Ordinances of Belleville is hereby amended as follows:

12-16.1 – DEFINITIONS.

The following shall be deleted:

DWELLING UNIT – Shall mean a building or portion thereof used for living purposes to one individual or family unit, together with all privileges, services, furnishings, equipment, facilities, and improvements connected with the use and occupancy of such portion of the building.

The following shall be added:

DWELLING, SINGLE-FAMILY – A detached residential structure designed to provide living facilities, including kitchen, for one family only.

DWELLING UNIT:

1. **APARTMENT UNIT** – A dwelling unit which includes living space, sleeping space, storage space, a kitchen, and at least one full bathroom.
2. **HOTEL OR MOTEL UNIT** – A temporary dwelling unit for transient use, having limited or no storage space and at least one full bathroom.
3. **ROOMING HOUSE UNIT** – A dwelling unit that consists of only one room, having a common bath, living and cooking facilities shared by multiple units.

HOTEL OR MOTEL – Any building containing any combination of temporary dwelling units.

ROOMING HOUSE – Any combination of rooming house units of more than 2 but not more than six (6) single person rooms in a building in which all units may all be used for non-transient rentals at any given time.

TRANSIENT RENTAL – A rental for 90 days or less to a person having a permanent residence elsewhere.

12.16.2 – CERTIFICATE OF CONTINUED OCCUPANCY.

The following shall be deleted:

“No person shall sell, rent, or lease any dwelling unit unless such person shall first obtain from the Construction Code Official a Certificate of Continued Occupancy.”

The following shall be added:

1. No person shall sell, rent, or lease any dwelling unit unless such person shall obtain from the Construction Code Official a Certificate of Continued Occupancy.
2. No person shall rent, or lease any hotel or motel dwelling unit, apartment unit, or building on a transient basis without obtaining a Certificate of Continued Occupancy on an annual basis.
3. No person shall rent any rooming house unit without obtaining a Certificate of Continued Occupancy on a bi-annual (twice per year) basis.

Section 12.16.4 – FEES.

The following shall be added:

Hotel/Motel/Rooming House Rooms: \$50.00/unit.

Section 12.16-19 – LIMITATION ON RENTALS.

1. Limitations on nontransient rentals – No motel or hotel shall allow nontransient rentals.
2. No transient rental shall be rented to any person under 21 years of age. The primary occupant of each rental shall be 21 years of age or older and must actually occupy the unit during the term of the rental. In the event any occupants are under 21 years of age, those occupants shall be the immediate family member or under legal guardianship of the primary occupant or another occupant that is 21 years of age or older. Both the primary occupant executing the rental agreement, and the property owner shall be responsible for compliance with this provision, and both shall be responsible for a violation.
3. Hourly rentals are not permitted. No rental shall be for less than a 24-hour period.

BE IT FURTHER ORDAINED:

1. All prior ordinances inconsistent with the language hereinabove are hereby repealed.
2. This ordinance shall take effect upon passage and publication as required by law.

/S/ Albert Cabrera
Municipal Clerk
Township of Belleville