

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION 11-226

**RESOLUTION OPPOSING S-2795 AND A-3835, CONCERNING
ENFORCEMENT RESPONSIBILITY OF STATE HOUSING CODE UNDER
THE “HOTEL AND MULTIPLE DWELLING LAW”**

WHEREAS, on June 29th, S-2795 passed the State Senate by a vote of 23-13-4, and now rests with its Assembly companion, A-3835, with the Assembly Housing and Local Government Committee; and

WHEREAS, S-2795 and A-3835 would prohibit municipalities from adopting ordinances requiring periodic inspections of multiple dwellings other than those conducted by the State under the “Hotel and Multiple Dwelling Law”; and

WHEREAS, S-2795 and A-3835 would prohibit municipalities from charging separate fees for the registration of multiple dwellings; and

WHEREAS, according to a fiscal estimate prepared by the non-partisan Office of Legislative Services S-2795 and A-3835 will decrease municipal revenues and potentially decrease municipal expenditures; and

WHEREAS, S-2795 and A-3835 would eliminate local control over the inspection of multiple dwellings which is not in the public’s best interests; and

WHEREAS, landlord registration of any rental unit, regardless of whether a portion is owner-occupied could continue but a municipality would be prohibited from charging a registration fee thereby raising cost without any revenue off-set; and

WHEREAS, municipalities could continue to issue “Continuing Certificates of Occupancy” upon an inspection following termination of occupancy in a rental unit, but would be preempted by the bill from having or adopting ordinances under which periodic inspections of multiple dwellings would be made; and

WHEREAS, such landlord registrations and “Continuing Certificates of Occupancy” are conducted for the public safety and welfare of the citizens of our municipality;

NOW, THEREFORE, BE IT RESOLVED by the Township Of Upper Deerfield that enactment of S-2795 and A-3835 will decrease municipal revenues and place yet another financial burden on already strained New Jersey Municipalities, and will take away local control over the inspection of multiple dwellings, which is not in the best interest of our residents.

BE IT FURTHER RESOLVED, the Governing Body of the Township Of Upper Deerfield strongly opposes S-2795 and A-3835;

BE IT FURTHER RESOLVED, that a copy of this resolution be transmitted to the Governor of the State of New Jersey, Assemblyman Daniel R. Benson, Assemblyman Michael Patrick Carroll, Assemblywoman Celeste M. Riley, Assemblyman Kevin Ryan, Assemblywoman Mila Jasey, Assemblyman Joseph Cryan, Assemblyman Jerry Green and the members of the Assembly Housing and Local Government Committee, Assembly Speaker Sheila Oliver, Senator Steven Oroho, Senator Jeff Van Drew and the New Jersey State League of Municipalities.

Moved By: John T. O'Neill, Sr.

Seconded By: John Daddario

VOTING

Bruce T. Peterson.
 James P. Crilley
 John L. Daddario
 John T. O'Neill, Sr.
 Scott Smith

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
X			
X			
X			
X			

CERTIFICATION

I hereby certify that the foregoing is a true copy of Resolution adopted by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held September 15, 2011.

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Assemblywoman Mila M. Jasey (D27) —Vice Chair (above)
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