

TOWNSHIP OF WALL**ORDINANCE NO. 16 - 1996**

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING "THE MOBILE HOME PARK RENT STABILIZATION ORDINANCE OF THE TOWNSHIP OF WALL", PROVIDING FOR REVISIONS TO THE DEFINITION OF CAPITAL IMPROVEMENTS CONTAINED IN THE ORDINANCE.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, in the County of Monmouth, State of New Jersey, as follows:

Section 1. Chapter VIII, "Mobile Homes and Mobile Home Parks", Section 8-3, ADDITIONAL RENT INCREASES, Subsection, 8-3.9b., "Major Capital Improvements", be and the same is hereby amended to include the following additional sentence:

"For purposes of this subsection, the pumping of a septic tank or the performance of any maintenance function with respect to a septic tank, or the topping or trimming of trees, shall not be considered a major capital improvement. However, on notice to all affected tenants and after a public hearing, the Board may approve a surcharge for the cost of pumping of a septic system servicing a mobile home park upon all affected tenants of that park, provided, however, that evidence is furnished to the Board's satisfaction that the septic system has been inspected and approved for continued use by the Monmouth County Board of Health, said inspection to be completed within sixty (60) days of the date of pumping of the septic tank affected."

Section 2. Subsection 8-3.2h of the above referenced Ordinance be and the same is hereby amended to read as follows:

h. "Rental Income" shall mean the payable rent charged and received for the mobile home space over the previous 12 month period exclusive of any of the following: all real property taxes, space fees or license fees charged by the Township of Wall pursuant to any duly adopted Ordinance of the Township of Wall and any cost of Municipal utilities (but only if the same are provided by the landlord, and then only in an amount equal to the minimum charge(s) for such service) and all increases for major capital improvements then being paid by the tenant affected.

Section 3. All ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, paragraph or clause or any other portion of this ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall take effect immediately upon its passage and publication according to law.

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on June 12, 1996, and will further be considered for final passage and adopted at the Wall Township Municipal Building , 2700 Allaire Road, Wall, New Jersey, on June 26, 1996, at 8:00 o'clock p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall Town Hall to the members of the general public who shall request the same.

BEATRICE M. GASSNER, C.M.C.
Township Clerk