

## **§ 9-5. BOARDING HOUSES.**

### **§ 9-5.1. Definitions. [Ord. No. 10-1973, § 7-4.1]**

For the purpose of this section: Boarding House, Rooming House, Lodging House, Hotel or Furnished Apartment House shall mean:

- a. A structure where sleeping or lodging rooms or facilities are afforded three or more persons for pay.
- b. A structure where furnished apartments are let to a person for any period of time less than one month at any one time and notwithstanding that the structure shall also be used as a dwelling or tenement.

### **§ 9-5.2. Permit required. [Ord. No. 10-1973, § 7-4.2]**

No building or parts of buildings shall be used as a boarding house, rooming house, lodging house, furnished apartment house or hotel before the person desiring such use makes application and receives from the Construction Official and Superintendent of Buildings a permit authorizing such use. This permit shall be issued only to persons of good moral character and shall not be transferable. Permits shall run from January 1 of each year and shall terminate on the last day of December following. Application for renewal of permits shall be the same as if an original permit were applied for. The permit shall be signed by the Construction Official and Superintendent of Buildings, and shall be posted in a prominent place in the house.

No permit shall be issued, however, unless the building complies with all provisions of this section, all other ordinances of the Township, ordinances of the Board of Health of the Township, and all statutes or regulations of the State of New Jersey, or of any department or agency thereof.

### **§ 9-5.3. Application for permit. [Ord. No. 10-1973, § 7-4.3]**

All applications for permits must be in writing and presented to the Construction Official and Superintendent of Buildings on blanks to be furnished by the Construction Official and Superintendent of Buildings; stating the name of the applicant, his address, his occupation and, if he is not the owner of the building, the location where business is to be conducted, the number of rooms or furnished apartments in the building, and which rooms are to be occupied as sleeping rooms or furnished apartments, together with the sanitary facilities which include wash basins and toilets.

### **§ 9-5.4. Plans required. [Ord. No. 10-1973, § 7-4.4]**

Before a permit is issued the person making the application shall file plans in duplicate of each floor of the building used for the purpose herein mentioned, which plan shall be drawn to scale of not less than 1/4 inch to a foot showing all fire escapes, stairs, halls, bedrooms, furnished apartments and exits of each floor and a statement in writing showing the number of lodgers housed on each floor, the number of occupants of each furnished apartment and the number of lodgers to be housed in each room, which shall

be written in on the plans submitted.

**§ 9-5.5. Fire escapes. [Ord. No. 10-1973, § 7-4.5]**

Buildings over two stories in height for which a permit is issued shall be equipped with a fire escape conforming with the tenement house law of the State of New Jersey, except that no building three or more stories in height and containing more than 10 bedrooms shall hereafter be used as a boarding house, rooming house, lodging house, hotel or furnished apartment house, unless the building shall be equipped with at least two fire escapes, likewise conforming with the tenement house law of the State of New Jersey, placed upon opposite sides of the building and reaching from the topmost story thereof to the ground. The exits to these fire escapes shall be at least three feet in width and shall at all times be open and unencumbered so that there shall be no obstruction to their use. Doors leading to the fire escapes shall be hung so that they open outwardly and can be unfastened by anyone on the inside. All exits shall be provided with a red light which shall be kept burning during the hours from 6:00 p.m. to 7:00 a.m.

**§ 9-5.6. Limits of occupancy. [Ord. No. 10-1973, § 7-4.6]**

No more than four occupants shall be permitted to sleep in one sleeping room. No more than four occupants shall be permitted to sleep in each bedroom of a furnished apartment, except in dormitories. However, there shall not be more than one occupant to every 50 square feet of floor space in any room or dormitory. Each room or furnished apartment shall have adequate ventilation, heat and sanitary facilities. There shall be in each house at least one toilet and one wash basin for the accommodation of a maximum of 12 persons of each sex.

**§ 9-5.7. Heating required. [Ord. No. 10-1973, § 7-4.7]**

All bedrooms shall have sufficient heat furnished during the heating season, namely from October 15 to May 15, from 7:00 a.m. daily to 10:00 p.m. daily. The temperature in the bedrooms during these hours and the period of time fixed shall not be less than 68° F., and if individual heat equipment is installed, such heating units shall be approved by the Construction Official and the Superintendent of Buildings before installation.

**§ 9-5.8. General compliance. [Ord. No. 10-1973, § 7-4.8]**

The permittee shall at all times comply with all local, County and State health and sanitary regulations and requirements, all fire and police regulations and requirements, all building regulations and requirements, the Building Code of the Township, and regulations prescribed by the Statutes of the State of New Jersey.

**§ 9-5.9. Lodging of relatives exempt. [Ord. No. 10-1973, § 7-4.9]**

The lodging of relatives by marriage or blood of the permittee shall not come within the terms of this section.

**§ 9-5.10. Register required; true name to be used. [Ord. No. 10-1973, § 7-4.10]**

- a. Every person conducting any boarding house, rooming house, lodging house, hotel or furnished apartment house shall at all times keep therein a standard hotel register in which shall be inscribed in ink the name and home address of every guest or person renting or occupying a room, rooms or furnished apartment therein. The name or names of the guests shall be recorded upon the register by the persons themselves, and if they cannot write, the name shall be written in by the person renting the room or furnished apartment, stating that the person to occupy the room or furnished apartment could not sign his name. The person renting the room or furnished apartment shall write opposite the name of each guest the number of the room or furnished apartment assigned to the guest and the time when the same is rented, whether a.m. or p.m. and until all such entries have been made in the register no guest shall be permitted to occupy privately any room or furnished apartment in the house. At any time any room or furnished apartment is surrendered, it shall be the further duty of the owner to enter the time thereof in the register opposite the name or names of all the persons making the surrender. This register shall be open at all times to the inspection of any guest of the house and any police officer of the Township.

In case a reference book or other record is kept in addition to the standard hotel register, the information herein required in whole or in part may be kept in the reference book or record and all entries therein shall be a part of the boarding house, rooming house, lodging house, hotel or furnished apartment house record and shall be subject to the same inspection as the standard hotel register kept.

- b. It shall be unlawful for any person to write or cause to be written in any register in any boarding house, rooming house, lodging house, hotel or furnished apartment house any other or different name than the true name of the person or the name by which the person is generally known.

**§ 9-5.11. Limited rental hours. [Ord. No. 10-1973, § 7-4.12]**

No room in any boarding house, rooming house, lodging house, hotel or furnished apartment shall be rented for sleeping or lodging purposes more than once between the hours of 6:00 p.m. and 6:00 a.m. of the following day except to bona fide travelers with baggage.

**§ 9-5.12. Room numbering required. [Ord. No. 10-1973, § 7-4.13]**

Every person conducting a boarding house, rooming house, lodging house, hotel or furnished apartment house shall cause each sleeping room or furnished apartment in the house to be numbered in a plain and conspicuous manner. The number shall be placed on the outside door of the room or furnished apartment, and no two rooms or furnished apartments shall bear the same number.

**§ 9-5.13. Revocation of permit; notice of hearing; hearing rights. [Ord. No. 10-1973, § 7-4.14]**

Permits issued under this section may be revoked by resolution of the Township Council

whenever it shall find that the permittee or agent has violated the provisions of this section or permitted the same to be violated, or has violated any other ordinance of the Township or any statutes of the State of New Jersey, in the conduct of the business for which this permit is granted; provided that no permit shall be revoked unless charges in writing shall first have been filed with the Township Clerk, setting forth with reasonable certainty the nature of the charges against the permittee. Upon the filing of charges, the Township Council shall fix the time and place for hearing of the charges, and a copy of the charges as filed together with notice of time and place of hearing shall be served on the permittee at least five days prior to the date fixed by the Township Council for the hearing.

Any notice thereof for charges against the permittee shall be served either:

- a. By delivering a copy personally to the permittee.
- b. By leaving a copy with some person of suitable age and discretion in the place of business of the permittee, or if no such person can be found at the place of business of the permittee, by leaving notice in a conspicuous place on the premises and leaving a copy of the notice for the permittee at his place of residence as set forth in his application for a permit.

At the hearing of charges, the permittee shall have the right to appear and defend the charges and, if he so desires, to be represented by counsel.

**§ 9-5.14. Authorized inspections. [Ord. No. 10-1973, § 7-4.15]**

Any inspections which may be made by the Construction Official and Superintendent of Buildings, or anyone duly authorized by him to make such inspections, may be made before or after the permit is issued, at all reasonable hours.

**§ 9-5.15. Fee. [Ord. No. 10-1973, § 7-4.16]**

This section is not adopted for revenue, but is regulatory and is enacted to safeguard the health, life and safety of the occupants of the building wherein the permit is issued. Each permittee shall pay an annual fee of \$5 for the permit required under this section.