

ORDINANCE #1443

**ORDINANCE OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN, AND
STATE OF NEW JERSEY AMENDING AND REVISING CHAPTER 189 OF THE
CODE OF THE TOWNSHIP OF HADDON ENTITLED “RENT CONTROL”**

WHEREAS, Chapter 189 of the Code of the Township of Haddon (the “Code”), entitled “Rent Control,” regulates the operation of the Haddon Township Rent Control Board (the “RCB”); and

WHEREAS, Section 9 of Chapter 189 governs the annual maximum rent increase for units subject to the provisions of Chapter 189; and

WHEREAS, the Governing Body deems it advisable to revise Chapter 189, Section 9 to increase clarity and to benefit the residents of rent controlled units; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, the Board of Commissioners is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Township by law.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Commissioners of the Township of Haddon, County of Camden, State of New Jersey, as follows:

SECTION 1: Chapter 189, Section 9 of the Code of the Township of Haddon, entitled “Annual rent increases,” is hereby amended, revised, and supplemented as follows:

§ 189-9 Annual rent increases.

Establishment of annual rent increases for any housing space or dwelling unit subject to the provisions of this chapter shall be determined in accordance with and pursuant to the following procedures:

- A. At the expiration of a lease or the termination of a periodic tenancy, no landlord may demand, receive or collect a percentage increase in rent for any housing space which is greater than the percentage increase established by the Rent Control Board in September of each year for the next calendar year. The Board shall establish the standard rent increase by averaging the increases in the consumer price index (CPI) for urban wage earner and clerical workers as supplied by the United States Department of Labor for the Philadelphia/New Jersey geographical region through the New York-Newark-Jersey City, NY-NJ-PA or Philadelphia-Camden-Wilmington, PA-NJ-DE-MD CPI indexes,

whichever average is lower, for a twelve-month period beginning in July of the previous year and ending June of the year in which the Board is making its determination. No such annual rent increase shall exceed 4%.

B. [No Change]

C. [No Change]

D. [No Change]

E. [No Change]

F. [No Change]

SECTION 2: Except as set forth in Section 1 above, the balance of the Code of the Township of Haddon shall not be affected by this Ordinance.

SECTION 3: All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 4: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 5: This Ordinance shall take effect upon passage and publication according to law.

THE TOWNSHIP OF HADDON

BY: _____
RANDALL W. TEAGUE, MAYOR

BY: _____
JAMES MULROY, COMMISSIONER

BY: _____
RYAN LINHART, COMMISSIONER

Introduced: June 27, 2023

Adopted: July 27, 2023

ATTEST:

DAWN PENNOCK, RMC - TOWNSHIP CLERK

Certified to be a true copy of the Ordinance adopted by the Mayor and Commissioners at a meeting on July 25, 2023 at 7 PM in the Municipal Building, 135 Haddon Avenue, Westmont, NJ 08108.

Dawn M. Pennock, Township Clerk

The foregoing Ordinance was adopted by the Mayor and Commissioners after a second reading and public hearing at the regular meeting held on July 25, 2023.

A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Township Clerk, Haddon Township Municipal Building, 135 Haddon Avenue, Westmont, New Jersey.