

Chapter 204

ROOMING HOUSES

- § 204-1. **Definitions.**
- § 204-2. **Approval required for operation.**
- § 204-3. **Contents of license application.**
- § 204-4. **Accommodations and facilities.**
- § 204-5. **Investigation; issuance of license; contents; transferability; revocation; expiration.**
- § 204-6. **Registry books.**
- § 204-7. **License fee.**
- § 204-8. **License required for existing rooming houses.**
- § 204-9. **Violations and penalties.**
- § 204-10. **Exceptions to provisions.**
- § 204-11. **Purpose.**

[HISTORY: Adopted by the Mayor and Council of the Borough of Wood-Ridge 1-3-1983 by Ord. No. 26-83. Amendments noted where applicable.]

GENERAL REFERENCES

General penalty — See Ch. 1. Art II.
Licensing — See Ch. 168.
Property maintenance — See Ch. 198.

§ 204-1. Definitions.

- A. Terms defined. The following words, when used herein, shall have the meanings indicated:

ATTIC, MINIMUM CEILING HEIGHT OF — The ceiling height shall be not less than 7¹/₃ feet over not less than ¹/₃ of the minimum area required by the BOCA Basic Housing Code, 1975 Edition, when used for sleeping, studying or a similar activity. In calculating, the floor area of the room having a clear ceiling height of five feet or more may be included.

BOROUGH — The Borough of Wood-Ridge.

BOROUGH COUNCIL — The Borough Council of the Borough of Wood-Ridge.

CELLAR — That portion of any dwelling having half or more of its clear floor-to-ceiling height below the average grade of the adjoining ground.

FAMILY — Up to two persons unrelated by blood, marriage or adoption, or any reasonable number of individuals related by blood, marriage or adoption, living privately together as a single housekeeping unit in a structure or building and using certain rooms and cooking facilities in common.

OWNER — Any person, as herein defined, who, alone or jointly or severally with others, shall have legal title to the premises where any rooming house, as herein defined, is operated or intended to be operated or is an authorized agent of such owner or an executor, administrator, trustee or guardian of the estate of such owner.

PERSON OPERATING A ROOMING HOUSE (or words of similar import) — A person, as herein defined, who carries on the business of or conducts a rooming house, as herein defined, as the owner, lessee or sublessee of the premises where such rooming house is operated or who operates, carries on the business of or conducts a rooming house by or through an agent or manager.

ROOMER or ROOMERS — Any person (or persons) who occupies part of any structure or building who is not a member of the family by blood, marriage or legal adoption who, for a consideration or as part of

compensation, is furnished accommodations in said building or structure.

ROOMING HOUSE — Any building or structure occupied by one or more roomers; and any building or structure of which one or more rooms are used, maintained, advertised or held out to the public as a place where sleeping accommodations for one or more roomers are offered for pay or as part of compensation. A "rooming house" shall include any premises designated as a "boardinghouse," "lodging house," "tourist home" or by a similar designation.

- B. Word usage. Whenever in this chapter any word importing the singular number or masculine gender is used in describing or referring to any person, party, matter or thing, the same shall include and apply to several persons or parties as well as to one person or party, to females as well as males and to several matters or things as well as to one matter or thing.

§ 204-2. Approval required for operation. [Amended 10-20-1986 by Ord. No. 86-16]

No person shall conduct a rooming house within the Borough of Wood-Ridge without first having received approval from the Municipal Council of the Borough of Wood-Ridge or, where applicable, the appropriate state agency.

§ 204-3. Contents of license application.

Every application for a license to conduct a rooming house not regulated by N.J.S.A. 55:13B-1 et seq. within the Borough of Wood-Ridge shall be in writing and shall set forth:

- A. The full name and address of the person in whose name such license is to be issued.
- B. The location by street and number of the proposed rooming house.

- C. The full name and address of the owner of the premises upon which such house is located.
- D. What portion of the premises is intended to be used for rooming house purposes.
- E. The size of the house and the character of the material for which it is constructed.
- F. Whether or not the house is connected with a sewer.
- G. The number, location and dimensions of each sleeping room.
- H. The number of windows in each sleeping room.
- I. The number of water closets and washbasins on each floor.
- J. The number and description of all bathing and shower facilities on each floor.
- K. The number of roomers provided for in each sleeping room.

§ 204-4. Accommodations and facilities.

No person conducting a rooming house shall permit more than two adult persons in any one sleeping room, nor shall he permit more than two adult persons in every 100 square feet of floor surface in any room in said rooming house. Each room shall have adequate ventilation and adequate heating and lighting. There shall be in each rooming house at least one toilet, one bathtub or shower and one washstand for each six persons.

§ 204-5. Investigation; issuance of license; contents; transferability; revocation; expiration.

- A. Each application for a license to conduct a rooming house shall be made to the Construction Code Official of the Borough of Wood-Ridge, who shall investigate the

premises. Upon investigation and report by the Construction Code Official that the place in which the proposed rooming house is to be conducted is suitable for said purpose and meets with all other regulations herein set forth or otherwise, a license shall be granted by resolution of the Municipal Council, directed to the Borough Clerk, authorizing and directing him to issue said license upon the payment of the fees as hereinafter fixed. **[Amended 10-20-1986 by Ord. No. 86-16]**

(Cont'd on page 20405)

- B. Every license shall specify the name of the person to whom it is issued, the street and number where the rooming house is located and for which the license is granted, the maximum capacity of said rooming house and the time when the license expires. It shall be signed by the Borough Clerk and sealed with the borough's Seal.
- C. No license shall be valid except for the place specified therein as the place where the rooming house is to be conducted, and said license shall not be transferable, nor shall such license be deemed to grant or confer any vested right.
- D. Every license may, for sufficient cause, upon notice and opportunity to be heard, be suspended or revoked by the Municipal Council. If not sooner revoked, all licenses issued under this chapter shall expire on the 31st day of December next after the same shall have been issued, and if issued after July 1, the fees therefor shall be one-half ($\frac{1}{2}$) of the fee hereinafter fixed for such license.

§ 204-6. Registry books.

Each and every operator of a rooming house in the Borough of Wood-Ridge not regulated by N.J.S.A. 55:13B-1 et seq. will provide and maintain a registry book wherein shall be entered and recorded the name and home address of each roomer, the dates of arrival, departure and forwarding address and, if possessing or operating a motor vehicle, the make of vehicle and the license number. Said registry book shall be permanently located at said rooming house and shall be available at all times for inspection by authorized representatives of the borough.

§ 204-7. License fee.

The yearly fee for licenses to conduct a rooming house shall be fifty dollars (\$50.).

§ 204-8. License required for existing rooming houses.

Any person now conducting a rooming house within the Borough of Wood-Ridge not regulated by N.J.S.A. 55:13B-1 et seq. shall apply for a license, as herein provided, within sixty (60) days after this chapter shall take effect.

§ 204-9. Violations and penalties.³

Any person who conducts a rooming house without first having obtained therefor the license provided for in this chapter or any person, who, having obtained said license, violates or causes to be violated any provisions of this chapter shall, upon conviction, be punishable as provided in Chapter 1, General Provisions, Article II.

§ 204-10. Exceptions to provisions.

This chapter shall not apply to the rooming of relations by blood or marriage of the owner or occupant of such house, building, structure, dwelling or shelter, or to those rooming houses included in regulation by N.J.S.A. 55:13B-1 et seq.

§ 204-11. Purpose.

It is hereby declared that this chapter is intended to regulate rooming houses and boardinghouses, not heretofore regulated by New Jersey statutes.

³ Editor's Note: Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. III.