

ORDINANCE NO. 2014- 09

**AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 256 OF THE CODE OF THE BOROUGH OF BERLIN
ENTITLED, "RENTAL PROPERTIES"**

BE IT ORDAINED BY THE MAYOR AND GOVERNING BODY OF THE
BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS
FOLLOWS:

SECTION 1. Chapter 256, Subsection 11C, of the Code of the Borough of Berlin, is deleted in its entirety and replaced as follows:

- C. In every dwelling unit, every room occupied or intended to be occupied for sleeping purposes by one occupant shall have a minimum usable floor area of 70 square feet and every room occupied or intended to be occupied for sleeping purposes by more than one occupant shall have a usable floor area of at least 50 square feet for each such occupant; provided, however, that children under the age of three shall not be considered to be additional occupants. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. No greater number of occupants than so determined shall be permitted to sleep in any one room. No room in any licensed premises shall be used or occupied by more than four persons over the age of 15 years, for sleeping purposes, at any one time. No such room shall be used for sleeping purposes which does not open to the outside of the building on a street, alley, yard or court; each such sleeping room shall have at least one window not less than eight square feet in area and one door for ingress and egress.

SECTION 2. Chapter 256, Subsection 16F, of the Code of the Borough of Berlin, is deleted in its entirety and replaced as follows:

- F. Multiple units. In the event there are multiple rental units within one building, the rates set forth in Subsection C, D and E above shall cover a maximum of four rental units or any multiple thereof within the same building.

SECTION 3. All ordinances or parts of ordinances which are inconsistent with the provisions hereof, are, to the extent of such inconsistencies, hereby repealed.

SECTION 4. This ordinance shall take effect upon final passage, adoption, and

publication in the manner prescribed by law.

Attest:

BOROUGH OF BERLIN

Charleen Santora, Clerk

John J. Armano, Mayor