

**TOWNSHIP OF MAPLE SHADE**  
**ORDINANCE NO. 2025-14**

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**AN ORDINANCE AMENDING THE TOWNSHIP CODE TO ADD  
CHAPTER 155 “HOUSING CODE”**

**WHEREAS**, the Director of Community Development has performed an examination of Township code relating to “Housing”; and

**WHEREAS**, the Township Council, upon the request and recommendation of the Director of Community Development, hereby amends the Township Code to add Chapter 155 “Housing Code.”

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Maple Shade, County of Burlington, State of New Jersey that Township Code is hereby amended to add Chapter 155 “Housing Code” as follows:

**Chapter 155. Housing Code**

**Part 1. General Provisions**

**Article I. Adoption and Enforcement**

§ 155-1. Certificate of inspection.

- A. In order to protect the public health, safety and general welfare, the owner of any premises or that owner's agent shall obtain a certificate of inspection from the Housing Inspector or Code Enforcement Official upon the occurrence of any one of the following events:
  - 1. Prior to any owner, lessee, or tenant, whether individual or business entity, occupying any dwelling, dwelling unit, building or structure, whether commercial or residential (a tenant, for purposes of this section, is one who has temporary possession of the lands or improvements of another); or
  - 2. Prior to the transfer of title, whether by purchase or other transfer, of any improved property from one individual or business entity to another individual or business entity.
- B. A certificate of inspection is valid unless and until either of the occurrences set forth in Subsection A have occurred. A certificate of inspection is not transferable to another person, whether individual or commercial entity.
- C. A certificate of inspection shall be issued by the Housing Inspector or Code Enforcement Officer upon compliance by the owner with the applicable provisions of the Code of and any rules and regulations adopted pursuant thereto

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D. The certificate of inspection shall include, and be supplied by the owner or owner's agent:

1. The address of the premises;
2. The name, address and phone number of the owner; and
3. The name and age of the person(s) occupying the premises.

E. In the case of residential premises, the owner or owner's agent shall pay the following fees to the Township for any inspection that may be required, and performed by the Housing Inspector or Code Enforcement Officer, until the premise qualifies for the issuance of a certificate of inspections by complying with the applicable provisions of the Code

1. \$125 for the initial inspection and first re-inspection, if needed
2. \$65 for each subsequent inspection

F. In the case of commercial premises, the owner or owner's agent shall pay the following fees to the Housing Inspector or Code Enforcement Officer for any inspection that may be required until the premises qualifies for the issuance of a certificate of inspection by complying with the applicable provisions of the Code

1. Commercial certificate of inspection

<u>Type</u>	<u>Fee</u>
<u>Assembly Use Groups:</u>	
0 to 4,000 square feet	\$125.00
4,001 to 8,000 square feet	\$150.00
8,001 to 12,000 square feet	\$200.00
For each additional 10,000 square feet or part thereof	\$100.00
Outdoor Use	\$ 50.00

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Business Use Groups:

0 to 4,000 square feet	\$100.00
4,001 to 8000 square feet	\$125.00
8,001 to 12,000 square feet	\$150.00
12,001 to 20,000 square feet	\$200.00
For each additional 10,000 square feet or part thereof	\$100.00

Mercantile Use Groups:

0 to 4,000 square feet	\$100.00
4,001 to 8000 square feet	\$125.00
8,001 to 12,000 square feet	\$150.00
12,001 to 20,000 square feet	\$200.00
For each additional 10,000 square feet or part thereof	\$100.00

Low Hazard Factory and Industrial Occupancies:

0 to 4,000 square feet	\$100.00
4,001 to 8,000 square feet	\$125.00
8,001 to 12,000 square feet	\$150.00
For each additional 10,000 square feet or part thereof	\$100.00

**Type**

**Fee**

Moderate Hazard Factory and Industrial Occupancies:

0 to 4,000 square feet	\$125.00
4,001 to 8,000 square feet	\$150.00
8,001 to 12,000 square feet	\$200.00
For each additional 10,000 square feet or part thereof	\$125.00

High Hazard Use Groups:

0 to 4,000 square feet	\$150.00
4,001 to 8,000 square feet	\$175.00

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8,001 to 12,000 square feet	\$250.00
For each additional 10,000 square feet or part thereof	\$150.00

Storage Use Groups:

0 to 4,000 square feet	\$100.00
4,001 to 8,000 square feet	\$125.00
8,001 to 12,000 square feet	\$150.00
For each additional 10,000 square feet or part thereof	\$100.00

Utility and Miscellaneous Use Groups:

0 to 4,000 square feet	\$100.00
4,001 to 8,000 square feet	\$125.00
8,001 to 12,000 square feet	\$150.00
For each additional 10,000 square feet or part thereof	\$100.00

<u>Place of Education:</u>	\$150.00
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2. Each floor shall be calculated as separate areas of total building calculation.
3. Any additional inspection after reinspection shall be subject to a 75% charge of the initial fee based on the fee schedule.

G. Violations of the initial inspection report shall be abated and reinspected within 90 days of the issuance of the initial inspection report. If the violations are not abated within 90 days, for whatever reason, the initial application becomes void and a new application with the required initial fee must be submitted for the premises requiring this certificate of inspection.

H. The time period can be extended from 90 days to 120 days to abate the violations outlined in the initial inspection report if the request for an extension is received prior to the expiration of the ninety-day period.

The Housing Inspector or Code Enforcement Officer shall not grant any further extension.

I. The Housing Inspector may make a preliminary survey in any area of the Township to determine the general condition of the structures of that area, the extent of dilapidation of structures and the unsafe and unsanitary conditions which may exist,

J. Report of the Housing Inspector. The Housing Inspector shall, at the end of each calendar

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year, submit a written report to the Mayor and Council of the housing activities of his office and the procedures used in the administration and enforcement of this ordinance, the number of housing violations found and corrected and any other material which will indicate the progress made in housing sanitation, safety and rehabilitation. The report shall also contain a summary of the recommendations made by the Housing Inspector and the action taken by him pursuant to these recommendations.

§ 155-2. Certificate for transfer of property title.

A Certificate for Transfer of Property Title is required to transfer a vacant structure and/or property to a new owner without obtaining a Certificate of Inspection. The Certificate for Transfer of Property shall only be issued in the case of a vacant structure, dwelling or property sale, and only permits the change of ownership prior to performing necessary improvements to obtain a Certificate of Inspection. A minimum of one battery smoke detector on each level of the structure is required and will be inspected prior to the issuance of the Certificate for Transfer of Property Title. The said fee for a Certificate of Transfer of Property Title is \$75.

The Certificate for Transfer of Property Title is valid for 90 days, and a Certificate of Inspection application must be filed with the Housing and Construction Office prior to the expiration of the Certificate for Transfer of Property Title.

Failure to obtain a Certificate for Transfer of Property Title and/or failure to obtain/apply for a Certificate of Inspection in 90 days from the issuance of a Certificate for Transfer of Property Title may result in the issuance of a violation and penalty in accordance with Section 155-5 of this code.

§ 155-3. State Housing Code adopted by reference; copies on file.

Pursuant to the provisions of P.L. 1946, c.21 (N.J.S.A. 40:49-5.1), the New Jersey State Housing Code, as approved by the Department of Health and Conservation and Economic Development and filed in the Secretary of State's office, is hereby accepted, adopted and established as a standard to be used as a guide in determining the fitness of a building for human habitation or occupancy or use. A copy of the New Jersey State Housing Code is annexed to this ordinance, and three copies of the same have been placed on file in the Township Clerk's office and are available to all persons desiring to use and examine the same.

§ 155-4. Conformance with State Housing Code required.

No person shall occupy as owner-occupant or rent to another for occupancy any dwelling or dwelling unit for the purpose of living therein which does not conform to the provisions of the New Jersey State Housing Code, established hereby as the standard to be used in determining whether a dwelling is safe, sanitary and fit for human habitation.

§ 155-5. Violations and penalties.

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Any person, firm or corporation who or which shall violate any of the provisions of this ordinance shall, upon conviction, be punished by a fine not to exceed \$1,500.00 or by imprisonment in the county jail for a period not exceeding 90 days or a period of community service not exceeding 90 days, or by both such fine and imprisonment, and each violation of any of the provisions of this ordinance and each day the same is violated shall be deemed and taken to be a separate and distinct offense.

**Part 2. Enumeration of Standards**

**Article II. New Jersey State Housing Code**

§ 155-6. Standards to determine fitness of buildings.

The words, terms or phrases listed below for the purpose of this code shall be defined and interpreted as follows:

ADMINISTRATIVE AUTHORITY

The department, branch or agency of this municipality which is authorized by the adopting ordinance to administer the provisions of this code.

BUILDING

Any building or structure or part thereof used for human habitation, use or occupancy, and includes any accessory buildings and appurtenance belonging thereto or usually enjoyed therewith.

DWELLING

A building or structure or part thereof containing one or more dwelling units or lodging units.

DWELLING UNIT

Any room or group of rooms or part thereof located within a building and forming a single habitable unit, with facilities which are used or designed to be used for living, sleeping, cooking and eating.

GARBAGE

The animal and vegetable and other organic waste resulting from the handling, preparation, cooking and consumption of food.

HABITABLE ROOM

A room or enclosed floor space within a dwelling unit used or designed to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water-closet compartments, laundries, pantries, foyers or communicating corridors, closets and storage spaces.

INFESTATIONS

The presence, within or around the building, of any insects, rodents or other pests.

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**LODGING HOUSE**

Any building or that part of any building containing one or more lodging unit, each of which is rented by one or more persons not related to the owner.

**LODGING UNIT**

A rented room or group of rooms, containing no cooking facilities, used for living purposes by a separate family or group of persons living together or by a person living alone, within a building.

**OCCUPANT**

Any person or persons in actual possession of and living in the building or dwelling unit, including the owner.

**OWNER**

Any person properly authorized to exercise powers of or for any owner of property for purposes of its purchase, sale, use, occupancy or maintenance.

**PERSON**

The same meaning as defined in N.J.S.A. 1:1-2.

**PLUMBING FIXTURES**

Include all installed receptacles or devices which are supplied with water or which receive or discharge liquid waste or sewage into the draining system to which they are directly or indirectly connected.

**PUBLIC OFFICER**

The office or officers who are authorized by the adopting ordinance to exercise powers prescribed by this code.

**RUBBISH**

Includes all combustible and noncombustible waste material, except garbage.

**UTILITIES**

Include electric, gas, heating, water and sewage services and equipment therefore.

**§ 155-7. Water supply.**

- A. Every dwelling unit and lodging house shall be provided with a safe supply of potable water meeting the standards as set forth in Potable Water Standards, as published by the New Jersey Department of Health.

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- B. The source of such water supply shall be approved by the New Jersey State Department of Health and/or the Board of Health.
- C. The minimum rate of flow of hot or cold water issuing from a faucet or fixture shall not be less than one gallon per minute.

§ 155-8. Facilities.

- A. Every dwelling unit shall contain a kitchen sink of nonabsorbent impervious material, at least one flush-type water closet, a lavatory and a bathtub or shower available only for the use of occupants of that dwelling unit.
- B. Every lodging house shall be provided with a minimum of one flush-type water closet, lavatory and a bathtub or shower for every eight persons or part thereof.
- C. Every water closet, lavatory and bathtub or shower for each dwelling unit or lodging house shall be accessible from within the building, without passing through any part of any other dwelling unit or lodging unit, and in a lodging house shall be located no farther than one floor above or below the lodging units served. Such water closet, lavatory and bathtub or shower shall be contained in a room or rooms which are separated from all other rooms by walls, doors or partitions that afford privacy.
- D. Every plumbing fixture shall be connected to water and sewer systems approved by the Board of Health and shall be maintained in good working condition.
- E. Every kitchen sink, laboratory and bathtub or shower required by this code shall be connected to both hot and cold water lines.
- F. Every dwelling shall have water-heating facilities which are installed and maintained in good and safe working conditions, connected with the hot water lines required under the provisions of Subsection 4.5 of this code, and capable of delivering water at a minimum temperature of not less than 120° F.

§ 155-9. Storage of garbage and rubbish.

- A. Garbage or other organic waste shall be stored in watertight receptacles of metal or other approved material. Such receptacles shall be provided with tight-fitting covers. At least two approved-type garbage receptacles, one for recyclable items and one for other trash, shall be provided for each dwelling unit, in accordance with Section 5:28-1.5 N.J.A.C (New Jersey State Housing Code)
- B. Rubbish shall be stored in receptacles of metal or other approved material. At least one rubbish receptacle shall be provided for each dwelling unit, in accordance with Chapter 171 of the Township of Maple Shade code.

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- C. The storage receptacles as required by this subsection, as well as Chapters 171 of Township of Maple Shade code, if maintained outdoors, shall be stored beyond the front yard and/or street side yard setback requirements of the property, as defined in the Development Ordinance of the Township of Maple Shade, in such a way that they are not visible from the public street, sidewalk or right-of-way. Trash and recycling receptacles and dumpsters shall never be stored in the front yard or street side yard of any residential, commercial, office or industrial building. Trash dumpsters shall be screened from view by a wall or fence with gates.

§ 155-10. Lighting.

- A. Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum total window or skylight area measured between stops for every habitable room shall be 8% of the floor area of such room. Whenever walls or other portions of structures face a window of any habitable room and are located less than three feet from the window and extend to a level above that of the ceiling of the room, such a window shall not be included in calculating the required minimum total window area.
- B. Every dwelling shall be provided with electric service at a minimum rating of 60 amperage electrical service and in accordance with the International Property Maintenance Code.
- C. Every habitable room shall contain at least two separate duplex wall-type electric convenience outlets or one such convenience outlet and one ceiling or wall-type electric light fixture. Every kitchen shall contain at least two separate duplex ground-fault wall-type electric convenience outlets at or near a kitchen sink. Every bathroom shall contain at least one duplex ground-fault wall-type electric convenience outlet. Every such outlet and fixture shall be maintained in good and safe condition and shall be connected to the source of electric power. No temporary wiring shall be used, except extension cords which run directly from portable electrical fixtures to convenience outlets and which do not lie under rugs or other floor coverings nor extend through doorways, transoms or other openings through structural elements.
- D. Every portion of each staircase, hall, cellar, basement, landing, furnace room, utility room and all similar non-habitable space located in a dwelling shall have either natural or artificial light available at all times, with an illumination of at least two lumens per square foot (two footcandles) in the darkest portions.
- E. Every portion of any interior or exterior passageway or staircase common to two or more families in a dwelling shall be illuminated naturally or artificially at all times with an illumination of at least two lumens per square foot (two footcandles) in the darkest portion of the normally traveled stairs and passageways. In dwellings comprising two dwelling units, such illumination shall not be required at all times if separate switches, convenient and readily accessible to each dwelling unit, are provided for the control of such artificial light by the occupants thereof.

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- F. Every bathroom and water-closet compartment shall have either natural or artificial light available at all times, with an illumination of at least three lumens per square foot (three footcandles). Such light shall be measured 36 inches from the floor at the center of the room. Artificial lighting shall be controlled by a wall switch so located as to avoid danger of electrical hazards.

§ 155-11. Ventilation.

- A. Means of ventilation shall be provided for every habitable room. Such ventilation may be provided either by an easily operable window or skylight having an openable area of at least 50% of the minimum window area or minimum skylight area, as required in Subsection 6.1 of this code or by other means acceptable to the administrative authority, which will provide at least two air changes per hour.
- B. Means of ventilation shall be provided for every bathroom or water-closet compartment. Such ventilation may be provided either by an easily operable window or skylight having an openable area of at least 50% of the minimum window area or minimum skylight area, as required in Subsection 6.1 of this code or by other means acceptable to the administrative authority, which will provide at least six air changes per hour.

§ 155-12. Heating Equipment.

- A. Every dwelling shall have heating facilities which are properly installed, maintained in good and safe working conditions and capable of safely and adequately heating all habitable rooms, bathrooms and water-closet compartments located therein to a temperature of at least 68° F. when the outside temperature is 0° F. The temperature shall be read at a height of three feet above floor level at the center of the room.

§ 155-13 Egress.

- A. Every dwelling, dwelling unit or lodging unit shall have safe and unobstructed means of egress. Such means of egress shall not be through any other dwelling or part thereof and shall lead to a safe and open space at ground level accessible to the street.
- B. A room used for sleeping purposes under the provisions of Section 5:28-1.11 N.J.A.C. of the New Jersey State Housing code shall be provided with a safe and unobstructed means of egress leading directly to an outside area accessible to a street.
- C. There shall be not fewer than two independent exits, remote from each other, from every floor of a building greater than two stories in height having more than two dwelling and/or lodging units.

§ 155-14. Maintenance.

- A. Every foundation, floor, wall, ceiling, door, window, roof or other part of a building shall be kept in good repair and capable of the use intended by its design, and any exterior part or

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parts thereof subject to corrosion or deterioration shall be kept well painted.

- B. Every inside and outside stairway, every porch and every appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and good repair. Every stairway having three or more steps shall be properly banistered and safely balustraded.
- C. Every porch, balcony, roof and/or similar place higher than 30 inches above the ground used for egress or for use by occupants shall be provided with adequate railings or parapets. Such protective railings or parapets shall be properly balustraded and be not less than three feet in height.
- D. Every roof, wall, window, exterior door and hatchway shall be free from holes or leaks that would permit the entrance of water within a dwelling or be a cause of dampness.
- E. Every foundation, floor and wall of a dwelling shall be free from chronic dampness.
- F. Every dwelling shall be free from rodents, vermin and insects. Rodent or vermin extermination and rodent-proofing and vermin-proofing may be required by the Board of Health. Rodent and vermin extermination shall be carried out in accordance with Section 5:28-1.12 (K) of the New Jersey State Housing code. Every openable window, exterior door, skylight and other opening to the outdoors shall be supplied with properly fitting screens in good repair from May 1 until October 1 of each year. Such screens shall have mesh of not less than No. 16.
- G. Every building, dwelling, dwelling unit and all other areas of the premises shall be clean and free from garbage and rubbish and hazards to safety. Lawns, hedges and bushes shall be kept trimmed and shall not be permitted to become overgrown and unsightly. Fences shall be kept in good repair.
- H. The public officer may order the owner to clean, repair, paint, whitewash or paper such walls or ceilings, when a wall or ceiling within a dwelling has deteriorated so as to provide a harborage for rodents or vermin or when such a wall or ceiling has become stained or soiled or the plaster, wallboard or other covering has become loose or badly cracked or missing. Nothing in this subsection shall be so construed as to place upon the nonresident owner responsibilities for cleanliness contained in Section 5:28-1.10 N. J.A.C. of the New Jersey State Housing code.
- I. Every water-closet compartment floor and bathroom floor shall be so constructed and maintained as to be impervious to water, so as to permit such floor to be kept in a clean condition

§ 155-15. Use of occupancy space.

- A. Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant thereof and at least 100 additional square feet of floor space for every additional occupant thereof, the floor space to be calculated on the basis of total habitable room area.

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- B. Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
- C. At least 1/2 of the floor area of every habitable room shall have a ceiling height of at least seven feet. The floor area of that part of any room where the ceiling is less than five feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.
- D. A room located in whole or in part below the level of the ground may be used for sleeping, provided that the walls and floor thereof in contact with the earth have been damp-proofed in accordance with a method approved by the administrative authority, and provided that all requirements otherwise applicable to habitable rooms generally are satisfied.

§ 155-16. Responsibilities of owners and occupants.

- A. No owner or occupant shall cause any services, facilities, equipment or utilities which are required under this code to be removed from, shut off or discontinued in any occupied dwelling let or occupied by him, except for temporary interruption as may be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is authorized by the public officer. In the event that any service or utility which the owner has agreed to supply is discontinued, the owner shall take immediate steps to cause the restoration of such service or utility.
- B. The owner of a dwelling located in an area found by the public officer to be infested by rats, insects or other vermin shall carry out such rat stoppage, vermin-proofing or other means of preventing infestations of said dwellings as may be required by the Board of Health.
- C. No owner shall occupy or let to an occupant any vacant dwelling unit or lodging unit unless it is clean and sanitary.
- D. Every owner of a dwelling containing two or more dwelling units or lodging units shall be responsible for maintaining in a clean and sanitary condition the common areas of the dwellings and premises thereof.
- E. It shall be the responsibility of the owner, unless otherwise provided for under lease agreement, to provide for the orderly maintenance of the premises. The storage of objects or materials not covered in Sections 5:28-1.12 (E) N.J.A.C. of the New Jersey State Housing Code or not otherwise prohibited by municipal ordinances shall be done in an orderly manner so as to not constitute a health, safety or fire hazard.
- F. Every occupant of a dwelling shall keep in a clean and sanitary condition that part of the dwelling which he occupies and controls.
- G. Every occupant of a dwelling unit shall dispose of all his garbage and any other organic waste which might provide food for rodents, by placing it in the garbage disposal facilities or garbage storage receptacles required by Section 5:28-1.5 (B) N.J.A.C of the New Jersey

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State Housing code.

- H. Every occupant of a dwelling unit shall dispose of all his rubbish in a clean sanitary manner by placing it in the rubbish containers required by Section 5:28-1.12 (J) N.J.A.C. of the New Jersey State Housing code.
- I. In dwellings containing no more than three dwelling units, it shall be the responsibility of the occupant of each dwelling unit to furnish the receptacles outside the dwelling unit as are needed for the storage of garbage and rubbish until removal from the premises. In lodging houses and in dwellings containing four or more dwelling units, it shall be the responsibility of the owner to furnish such receptacles outside the lodging units or dwelling units as are needed for the storage of garbage and rubbish until removal from the premises.
- J. Every occupant of a dwelling unit in a dwelling containing no more than three dwelling units shall be responsible, unless provided for otherwise under a lease agreement, for the periodic removal of all garbage and rubbish from the premises each week in accordance with such regulations of the municipality for the collection of garbage and rubbish.
- K. Every occupant of a dwelling comprising a single-dwelling unit shall be responsible for the extermination of any insects, rodents or other pests therein or on the premises; and every occupant of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for such extermination whenever his dwelling unit is the only one infested. Notwithstanding the foregoing provisions of this subsection, whenever infestation is caused by failure of the owner to maintain a dwelling in a rat-proof or reasonably insect-proof condition, extermination shall be the responsibility of the owner. Whenever infestation exists in two or more of the dwelling units in any dwelling or in the common parts of any dwelling containing two or more dwelling units, extermination thereof shall be the responsibility of the owner.
- L. Every occupant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.
- M. In dwellings containing two or more dwelling units having a common source of heat for domestic hot water, it shall be the responsibility of the owner to make provision for the proper operation of such facilities at all times.
- N. Every owner of a dwelling who permits to be occupied any dwelling unit or lodging unit therein under any agreement, expressed or implied, to supply or furnish heat to the occupants thereof, shall supply heat adequate to maintain therein a minimum inside temperature in all habitable rooms, bathrooms and water-closet compartments of 68° F. between the hours of 6:00 a.m. and 11:00 p.m. and 65° F. between the hours of 11:00 p.m. and 6:00 a.m., from October 1 of each year to the next succeeding May 1.

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- O. In the absence of a contract or agreement to the contrary, an owner shall be obliged to provide heat wherever heating facilities are under the control of the owner or whenever two or more dwelling units or lodging units are heated by a common facility.
- P. The owner shall be responsible for compliance with all provisions of this code not specified as the responsibility of occupants.
- Q. Upon the vacancy of any dwelling unit or other premises, whether for residential, commercial or industrial use, and regardless of vacancy being effected voluntarily or by eviction, the owner shall be responsible for the disposal of any and all unwanted furnishings, trash, junk and debris when the same is in excess of the limits established in Chapter 171 of the Township of Maple Shade Code. Such disposal shall be by a private hauler contracted by the owner. Unwanted furnishings, trash, junk and debris that are within the limits established by Chapter 171 Township of Maple Shade code shall be placed at curbside for disposal.

CONSTRUCTION: Where consistent with the context in which used in this ordinance, words importing the singular shall include the plural; words importing the plural shall include the singular; and words importing one gender shall include all other genders.

INCONSISTENCY: Should any provision of this ordinance be inconsistent with the provisions of any prior ordinances, the inconsistent provisions of said prior ordinances are hereby repealed, but only to the extent of such inconsistencies.

SEVERABILITY: In the event that any provision of this ordinance, or the application thereof to any person or circumstance is declared invalid by a court of competent jurisdiction, such declaration of invalidity shall not affect any other provision or application of this ordinance which may be given effect and, to realize this intent, the provisions and applications of this ordinance are declared to be severable.

EFFECTIVE DATE: This ordinance shall take effect immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

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Introduction: August 21, 2025

Comments: none

COUNCIL	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Kauffman	x		x			
Nunes		x	x			
Simonsick				x		
Zahradnick			x			
Talarico			x			

Tabled: September 18, 2025

Comments: Public expressed concerns

COUNCIL	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Kauffman				x		
Nunes				x		
Simonsick	x		x			
Zahradnick		x	x			
Talarico			x			

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**MAPLE SHADE TOWNSHIP COUNCIL**

Introduced:

Adopted:

Effective Date:

COUNCIL	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Kauffman						
Nunes						
Simonsick						
Talarico						
Zahradnick						

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted at a meeting of the Mayor and Township Council held on \_\_\_\_\_, 2025.

Andrea T. McVeigh, Township Clerk

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