

**BOROUGH OF LODI
INTRODUCTION NOTICE
ORDINANCE # 2023-27**

NOTICE IS HEREBY GIVEN that the following proposed ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Lodi, County of Bergen, State of New Jersey, held on December 19, 2023, and that said ordinance will be taken up for further consideration for final passage at the meeting of said Borough Council to be held at its meeting room in the Borough Hall in Lodi, N.J. on January 16, 2024 at 7:00 P.M., or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given the opportunity to be heard concerning the same. A copy of this ordinance has been posted on the bulletin board upon which public notices are customarily posted in the Borough Hall of the Borough of Lodi, N.J. and a copy is available up to and including the time of such meeting to the members of the general public of the Borough who shall request such copies, at the Office of the Borough Clerk in said Borough Hall in Lodi, N.J.

Rebecca Paladino, RMC
Borough Clerk

**ORDINANCE # 2023-27
BOROUGH OF LODI
COUNTY OF BERGEN
STATE OF NEW JERSEY**

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF LODI
CHAPTER 420 RENTAL PROPERTY TO PROHIBIT THE RENTAL OF
SWIMMING POOLS OR BACKYARDS**

WHEREAS, there is a proliferation of individuals renting or attempting to rent their swimming pools or backyards to third parties; and

WHEREAS, the attempted rental or rental of swimming pools or backyards is deemed to be a business which would require licensing and regulations; and

WHEREAS, the attempted rental or rental of swimming pools or backyards would require standards for water quality, chemical testing and chlorination as well as the need for lifeguards for health and safety; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Lodi as follows:

The Code of the Borough of Lodi Chapter 420 is hereby amended and supplemented as follows:

Article 1

1. It shall be unlawful for an owner, landlord, managing agent, lessor, sublessor,

any other person(s) or entity(ies) with possessory or use right(s) in real property or improvements, their principals, partner or shareholders, or their agents, employees, representatives and other person(s) or entity(ies), acting in concert or a combination thereof, to attempt to rent, let, lease, rent, receive or obtain actual or anticipated consideration for soliciting, advertising, offering and/or permitting, allowing, or failing to discontinue the use or rental of a swimming pool or backyard in the Borough.

2. The prohibition in paragraph 1 hereof shall not prohibit a landlord from including in the monthly dwelling unit rental the use of a swimming pool or backyard to a residential dwelling unit tenant where the swimming pool or backyard is located on the same property that the residential dwelling tenant is residing and renting from the landlord.
3. The Definitions indicated in the Code of the Borough of Lodi Section 420-19 shall be applicable to this Ordinance.
4. The enforcement, violations and penalties indicated in the Code of the Borough of Lodi Section 420-22 shall be applicable to this Ordinance.
5. Swimming Pool as defined in the Code of the Borough of Lodi Section 585-2 Word Usage; Definitions is hereby incorporated herein by reference.

Article 2

All ordinances or parts thereof which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Article 3

This Ordinance shall be subject to review and recommendation by the Borough Planning Board in accordance with N.J.S.A. 40:55D-26 after Introduction.

Article 4

The Bergen County Planning Board shall be provided notice of this proposed Ordinance in accordance with N.J.S.A. 40:27-6.10 after introduction at least ten (10) days prior to public hearing thereon.

Article 5

The Bergen County Planning Board shall be provided with a copy of this proposed Ordinance subsequent to its final adoption.

Article 6

This Ordinance shall take effect ten (10) days after adoption and publication in the manner prescribed by law.