

**AN ORDINANCE AMENDING CHAPTER 231, ARTICLES IV OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF WHARTON, COUNTY OF MORRIS,
STATE OF NEW JERSEY**

BE IT ORDAINED by the Governing Body of the Borough of Wharton that Chapter 231 Property Maintenance, Article IV Rental Compliance License of the revised general ordinances of the Borough of Wharton are hereby amended as follows:

Chapter 231. Property Maintenance

Article IV. Rental Compliance License

§ 231-29. Application for license.

- A. The applicant for the license shall provide the following information on the required application form:
- (1) The location of the dwelling unit: block and lot, zone and street address.
 - (2) Name, address and phone number of the property owner.
 - (3) Affidavit of any variances granted to the property.
 - (4) Name of tenant.
 - (5) Number of tenants occupying each in dwelling unit.
 - (6) Maximum occupancy of each dwelling unit.
 - (7) Total number of dwelling units on the premises.
 - (8) Number of off-street parking spaces available.
 - (9) A statement from the Housing Office of the Borough that all facilities required by the ordinances and regulations are complied with, and a statement that any and all zoning approvals associated with the use of the property have been obtained.
- B. In the event that the premises exists as a valid preexisting nonconforming use of structure, said permit must include the affirmative findings by the Housing Officer that the change does not alter the extent of any nonconformity, including coverage, parking or intensity of use.
- C. The Borough may, at its discretion, make or cause to be made a thorough investigation upon the information which the Borough may obtain and determine whether or not such license shall be granted, renewed or suspended.
- D. The ~~Municipal Clerk~~ **Housing and Zoning Department** shall maintain a database containing all of the information provided by the applicant on the license application form. The ~~Municipal Clerk~~ **Housing and Zoning Official** shall make available this information upon request of the local ~~Housing Officer, Zoning Officer,~~ Health Officer, Construction Department, Police Chief, Fire Chief, ~~and the~~ President of the ~~First Aid Squad and the~~ Wharton School Board for the use of their departments only. All other requests for this information shall be processed by the Custodian of Records of the Borough of Wharton

in accordance with N.J.S.A. 47:1a-1 et seq.

E. Business Insurance Registration

- (1) The owner of a business set forth in this section shall be required to maintain liability insurance for all negligent acts and omissions in the amount of no less than \$500,000 for combined property damage and bodily injury to death of one or more persons in one accident or occurrence.**
- (2) The business must register annually and provide proof of insurance to the Borough of Wharton Housing and Zoning Department by January 15th of each year.**
- (3) If the owner of a business subject to registration is found to be in violation of these provisions, a fine of not less than \$500 but no more than \$5,000 ay be assessed against same through a summary proceeding in accordance with provisions in N.J.S.A. 2A:58-10 et seq.**

First Reading: August 17, 2026

Second Reading: September 14, 2026

ATTEST:

BOROUGH OF WHARTON

**Cheryl Muzzillo,
Borough Clerk**

**WILLIAM J. CHEGWIDDEN,
MAYOR**