

NOTICE  
ORDINANCE NO. 13-32  
Township of Neptune  
County of Monmouth

NOTICE is hereby given that at a regular meeting of the Township Committee of the Township of Neptune on the 26th day of August 2013, the following Ordinance was introduced and passed on first reading.

Said Township Committee will meet on Monday, the 23<sup>rd</sup> day of September, 2013, at the Neptune Municipal Complex, Township Committee Meeting Room – 2<sup>nd</sup> Floor, 25 Neptune Blvd. Neptune, New Jersey at 7:00 p.m. to further consider this ordinance for final passage and to give all interested persons an opportunity to be heard concerning this ordinance. Copies of the full text of the ordinance published herewith are available for inspection by the members of the general public who shall request same at the office of the Township Clerk located at the above address. The ordinance is also posted on the Township web site at [www.neptunetownship.org](http://www.neptunetownship.org).

ORDINANCE NO. 13-32

AN ORDINANCE TO AMEND SALARY RANGE ORDINANCE NO. 11-48 BY CREATING AND SETTING THE SALARY RANGES FOR NEW JOB TITLES AND ELIMINATING OR AMENDING SALARY RANGES FOR CERTAIN EXISTING JOB TITLES

BE IT ORDAINED, by the Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey, as follows:

SECTION 1. The job titles of Investigator, Rent Leveling Board Secretary, Assistant Engineer, Customer Service Representative and Senior Program Representative are hereby created.

SECTION 2. Ordinance No. 11-48 is hereby amended by adding salary ranges for the job titles created in Section 1 as follows:

<u>TITLE</u>	<u>MINIMUM SALARY</u>	<u>MAXIMUM SALARY</u>
Investigator (hourly)	\$ 20.00	\$ 30.00
Rent Leveling Board Secretary	\$ 2,500.00	\$ 3,500.00
Assistant Engineer	\$ 40,000.00	\$ 60,000.00
Customer Service Representative	\$ 23,000.00	\$ 35,000.00
Senior Programs Representative	\$ 27,000.00	\$ 45,000.00

SECTION 3. Ordinance No. 11-48 is further amended by eliminating the salary of existing job titles as follows:

<u>TITLE</u>	<u>MINIMUM SALARY</u>	<u>MAXIMUM SALARY</u>
Clerk/Typist	\$ 18,500.00	\$ 35,000.00
Cashier/Bookkeeper	\$ 19,000.00	\$ 48,000.00

SECTION 4. Ordinance No. 11-48 is further amended by amending the salary of existing job titles as follows:

<u>TITLE</u>	<u>MINIMUM SALARY</u>	<u>MAXIMUM SALARY</u>
Public Safety Officer (hourly)	\$ 14.00	\$ 21.00
Technical Asst. to the Construct Official	\$ 5,000.00	\$ 38,000.00

SECTION 5. The salary for each position named above shall be established within the aforesaid ranges by adoption of a resolution by the Township Committee.

SECTION 6. That all ordinances or parts of ordinances of the Township of Neptune in conflict or inconsistent with this ordinance are hereby repealed.

SECTION 7. This ordinance shall become effective immediately.

Richard J. Cuttrel,  
Municipal Clerk

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ORDINANCE NO. 13-33

AN ORDINANCE TO AMEND CHAPTER IV OF THE GENERAL  
ORDINANCES OF THE TOWNSHIP OF NEPTUNE CREATING  
RENT CONTROL, PROTECTIVE TENANCY AND RENT LEVELING  
BOARD

WHEREAS, the governing body of the Township of Neptune adopted a general Rent Control Ordinance on August 12, 2013 and feel that the definition of “housing space, dwelling, mobile home or apartment” needs to be clarified and exclusions expanded to maintain the concept of regulation of multiple dwellings,

THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Neptune,

County of Monmouth and State of New Jersey, that Chapter IV of the General Ordinances of the Township of Neptune creating Rent Control, Protective Tenancy and Rent Leveling Board is hereby amended as follows:

#### **4-30 RENT CONTROL**

##### **4-30.1 Definitions.** As used in this Chapter:

*Housing space, dwelling, mobile home or apartment* shall mean and include the portion of a structure rented or offered for rent for living and dwelling purposes to one individual or family unit together with all privileges, services, furnishings, furniture, equipment, facilities, parking and garage facilities (whether optional or mandatory), and improvements connected with the use or occupancy of such portion of the property. Included are any buildings, structures, mobile homes, or land used as a mobile home park, rented or offered for rent to one or more tenants or family units. Exempt from this Chapter are; motels, hotels and similar type buildings; bed and breakfast facilities, guesthouses; commercial buildings with regard to commercial rentals; owner-occupied with four units or less rental units; single family structures and housing structures in general with four rental units or less. Housing units newly constructed and rented for the first time are exempt, with regards to tenant's first year rental. That is the initial rent may be determined by the landlord but all subsequent rents will be subject to the provisions of this Chapter, subject further to any State Statute such as N.J.S.A. 2A:42-84.2, which may provide a temporary exemption for newly constructed multiple dwellings. Further exemption may exist by the preemption by Federal and State Statutes regulating residential rents such as, but not limited to, dwellings owned by HUD, financed under federal programs and subject to regulations promulgated by the Department of Housing and Urban Development, and housing regulated and provided under the New Jersey Housing Finance Agency Law of 1967. (N.J.S.A. 55:14J). Condominiums and Cooperative units in any particular complex where there are five units or more owned by the same owner, those five units or more shall not be exempt from Rent Control.

All Ordinances or parts of Ordinances, which are inconsistent herewith, are repealed, but only to the extent of such inconsistency.

The amended Ordinance shall become effective immediately upon its final passage and publication as required by law.

Richard J. Cuttrel,  
Municipal Clerk

**TOWNSHIP OF NEPTUNE  
NEPTUNE TOWNSHIP COMMITTEE  
\*\*\*MEETING CANCELLATION\*\*\***

The regular meeting of the Neptune Township Committee (both workshop and agenda portions) scheduled for Monday, September 9, 2013 at 6:00 p.m. has been cancelled.

The next regularly scheduled meeting of the Neptune Township Committee (both workshop and agenda portions) will be held on Monday, September 23, 2013 beginning at 6:00 p.m. at the Neptune Municipal Building, 2<sup>nd</sup> floor meeting room, 25 Neptune Boulevard, Neptune, NJ.

Richard J. Cuttrell,  
Municipal Clerk