2996-26

AN ORDINANCE AMENDING CHAPTER 15, SECTION 15-7, EFFECTIVE DATE; TERMINATION; RENEWAL OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF WEST ORANGE RENT CONTROL

WHEREAS, The Mayor and Council of the Township of West Orange (the "Township"), have an interest in the efficient administration of government services; and

WHEREAS, pursuant to N.J.S.A. 40:48-1, the governing body of a municipality may make, amend, repeal, and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this State or Federal Government, as it may deem necessary and proper for the good of government, order and protection of person and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants, and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and

WHEREAS, the Township desires to amend Chapter 5, Section 15-7, of the General Ordinances of the Township of West Orange for the purpose of removing any sunset provisions on the existence of the Rent Leveling Board.

NOW THEREFORE, BE IT ORDAINED, by the Township Council of the Township of West Orange, in the County of Essex, State of New Jersey, as follows:

SECTION 1. RECITALS. The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

SECTION 2. Section 15-7 Effective Date; Termination; Renewal of the General Ordinances of the Township of West Orange is hereby supplemented and amended as follows:

Note: Additions are shown in **bold and underline** and deletions are shown as ~~strikethrough~~.

§15-7.1. Effective Date.

[1972 Code §17-6.1; Ord No. 364-75 § 1; Ord. No. 2400-14; amended 9-8-2020 by Ord. No. 2611-20; 10-10-2023 by Ord No. 2815-23; 9-8-2025 by Ord. No. 2936-25]

~~a. This chapter is to take effect immediately and shall remain in full force and effect for a period not to exceed two years from the effective date of October 17, 2024, and shall automatically terminate, cease and be of no force and effect unless specifically extended by the Township Council by ordinance extending the term for no more than two years at a time.~~

~~b. Any extension action shall be taken by the Township Council prior to the second anniversary date of this chapter and any subsequent extensions shall be taken prior to the respective second anniversary dates of this chapter thereafter, or any ordinance readopting this chapter.~~

§15-7.3. Retroactive Application

[Ord. No. 2400-14; amended 9-8-2020 by Ord. No. 2611-20; 10-10-2023 by Ord. No. 2815-23; 9-8-2025 by Ord. No. 29-36-25]

This chapter shall apply retroactively, in its entirety, for the time period from October 17, ~~2024~~ **2026** through the date of adoption.

SECTION 3. Severability. Each section, subsection, sentence, clause and phrase of this subsection is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this subsection to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this subsection.

SECTION 4. Repealer. All other ordinances or parts of ordinances inconsistent with this subsection are hereby repealed.

SECTION 4. Effective date. This subsection shall be in full force and effect from and after its adoption and any publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN, that the above Ordinance was introduced and passed on first reading at the regular meeting of the Township Council of the Township of West Orange, County of Essex, State of New Jersey held in the Municipal Building on the 13th day of October, 2026, and the same came up for final passage at the regular meeting of the Township Council held on the 27th day of October, 2026, at which time, after persons interested were given the opportunity to be heard concerning said Ordinance, the same was passed and will be in full force and effect in the Township of West Orange after approval by the Mayor or in accordance with law.

Susan McCartney, Mayor

Karen J. Carnevale, R.M.C.
Municipal Clerk

Susan Scarpa, Council President

Introduced: October 13, 2026

Adopted: October 27, 2026