

Chapter 83

RENT CONTROL BOARD FOR MOBILE HOME PARKS

- § 83-1. Board created; membership; terms; alternate members.
- § 83-2. Powers.
- § 83-3. Quorum.
- § 83-4. Hearings.
- § 83-5. Decision of Board.

[HISTORY: Adopted by the Township Committee of the Township of Hazlet 3-16-1982 by Ord. No. 555-82 as Sec. 2-29 of the 1982 Revised General Ordinances. Amendments noted where applicable.]

GENERAL REFERENCES

Administration of government — See Ch. 5.
Mobile home parks — See Ch. 217.

- § 83-1. Board created; membership; terms; alternate members.
[Amended 10-17-1983 by Ord. No. 587-83; 12-19-1983 by Ord. No. 591-83; 4-4-1984 by Ord. No. 595-84; 10-3-1984 by Ord. No. 607-84; 12-30-1991 by Ord. No. 862-91]
- A. There is hereby created a Rent Control Board within the township.
- B. The Board shall consist of five (5) members appointed by the Township Committee. The members shall be homeowners residing in the Township of Hazlet, who do not own, manage or reside in or who are not employed by a mobile home park.
- C. Terms.
 - (1) The initial recomposition of the Board shall be as follows:

- (a) Two (2) members for three-year terms.
 - (b) Two (2) members for two-year terms.
 - (c) One (1) member for a one-year term.
- (2) Thereafter, successors shall be appointed as a term expires for a period of three (3) years which shall commence on January 1 at 12:00 noon upon the expiration of each foregoing appointment.
- D. Alternate members. There shall also be two (2) alternate members appointed, as Alternate A and B who shall serve for one (1) year and who shall be entitled to sit as permanent members during the absence of a permanent member. Alternate A shall sit in the absence of the first permanent member, and Alternate B shall sit in the absence of a second permanent member.

§ 83-2. Powers.

The Rent Control Board is hereby granted and shall have and exercise all of the powers necessary and appropriate to carry out and execute the purposes of this chapter, including but not limited to the following:

- A. To issue and promulgate such rules and regulations in accordance with Chapter 217, Mobile Home Parks, as it deems necessary to implement the purposes of this chapter, which rules and regulations shall thereafter be deemed to be part of this chapter as fully as if set forth herein, and any violation thereof shall be a violation of this chapter.¹
- B. To supply information and assistance to landlords and tenants to help them comply with the provisions of this chapter.
- C. To hold hearings and adjudicate applications from landlords or tenants for adjustments of rental as herein provided.

¹ Editor's Note: Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I.

§ 83-3. Quorum.²

A quorum for a hearing shall consist of at least five (5) members, and a concurring vote of a majority of the full Board shall be necessary to take any action.

§ 83-4. Hearings.

The Board shall give both landlord and tenant reasonable opportunity to be heard and to present witnesses before making any determination. The parties may be represented by counsel.

§ 83-5. Decision of Board. [Amended 4-20-1982 by Ord. No. 558-82]

- A. Any order or decision of the Board shall be in the form of a resolution and shall contain findings of fact and conclusions of law as well as the order or decision of the Board made in the particular matter. True copies of the resolution of the Board shall be caused to be served by the Board upon the applicant(s) by certified mail, return receipt requested. Where the applicant is the landlord of a mobile home park, such applicant shall cause true copies of the resolution of the Board to be served upon the tenants within the applicant's mobile home park within five (5) days of the receipt by the applicant of the resolution of the Board by mailing a true copy of such resolution to each of the residents of the mobile home park by certified mail, return receipt requested, or by serving a true copy of such resolution upon each of the residents of the mobile home park by handing the same to each of said residents or leaving the same with any person above the age of fourteen (14) years in the unit regularly occupied by such resident. Where the applicant(s) are one (1) or more tenants or residents of a mobile home park, such applicant(s) shall cause a true copy of the resolution of the Board to be served upon the landlord of the mobile home park within five (5) days of the receipt thereof by either mailing the same by certified mail, return receipt requested, or by personal service by handing

² Editor's Note: Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I.

the same to such landlord or any person above the age of fourteen (14) years in charge of or present in the landlord's office or residence. All applicants shall cause to be filed with the Board, within ten (10) days after the receipt by the applicant of a resolution of the Board, an affidavit, duly notarized, specifying the method and manner of service of the resolution as provided herein.

- B. The Board shall also cause to be promptly published, within ten (10) days of the adoption of any resolution, a brief notice in an appropriate newspaper circulating within the Township of Hazlet of the nature of the determination contained in the resolution.
- C. Any violation of any order or decision contained within a resolution of the Board and served as hereinbefore described shall be deemed to be a violation of this chapter.