

**CITY OF SEA ISLE CITY  
NEW JERSEY**

**ORDINANCE NO. 1701 (2023)**

**AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE  
CITY OF SEA ISLE CITY, REQUIRING THE STATE MANDATED INSURANCE  
CERTIFICATE BE REGISTERED WITH THE CITY CLERK FOR MERCANTILE  
AND RENTAL PERMIT OF THE VARIOUS CHAPTERS**

**WHEREAS**, from time to time it is deemed appropriate to revise/update the City's Ordinances; and

**WHEREAS**, the state of New Jersey mandated a certificate of insurance be registered with the City Clerk in order to obtain a mercantile permit or rental permit; and

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Sea Isle City, County of Cape May and State of New Jersey as follows:

**SECTION I.** Chapter 4 Section 1.5 of the Revised General Ordinances of the City of Sea Isle City, entitled "Issuance of License" is hereby amended to delete the section in its entirety and replace same as follows:

**DELETED SECTION:**

**4-1.5 Issuance of License**

The City Clerk is hereby authorized to issue any license upon the payment of the license fee provided for in this section, upon application by the applicant, in writing on a form approved by the Mayor, and to issue any such permit as provided for in this section.

**REPLACEMENT SECTION:**

**4-1.5 Issuance of License**

The City Clerk is hereby authorized to issue any license upon the payment of the license fee provided for in this section, upon application by the applicant, in writing on a form approved by the Mayor, and to issue any such permit as provided for in this section. No such permit shall be issued unless the applicant shall register with the City Clerk a certificate of insurance demonstrating compliance with NJSA 40A: 10A-1, mandating certain amounts of liability insurance.

**SECTION II.** Chapter 11 Section 3.3 of the Revised General Ordinances of the City of Sea Isle City, entitled "Application Information" is hereby amended to delete the section in its entirety and replace same as follows:

**DELETED SECTION:**

**11-3.3 Application Information**

The application rental permit shall contain the following information:

- a. The name, address and telephone numbers, both daytime and nighttime, of the owner of the dwelling unit or the name, address, daytime and nighttime telephone numbers of a contact person for the property. The contact person for the property does not need to be listed if the owner of the property is a Cape May County resident who actually resides in Cape May County for the period of the leasehold or if the property is rented through a real estate agent or real estate agency. The contact person of the property must be a resident of Cape May County for the term of the leasehold. If the owner of the property lists a contact person for the property, the owner must certify on the mercantile license application that the owner has received the approval with the contact person to serve in that capacity.
- b. The address of the dwelling and an exact description of the same, including the name, if any, and the street and number by which the dwelling unit is designated.
- c. A statement that the applicant understands that he or she must comply with the rules and regulations of the State of New Jersey and the City of Sea Isle City and that the premises

shall be subject to inspection by the Construction Official of the City during reasonable hours in order that said Official might ascertain if the dwelling unit complies with the provisions of this chapter. No permit will be issued if information is not provided on the application, or if a permit has been issued, it shall be subject to revocation. If a permit is revoked, the application fee shall not be refunded.

- d. Each permittee granted a permit shall be permitted to lease the dwelling unit for which a permit has been granted.
- e. The exact number of sleeping rooms contained in the dwelling unit and the exact number of sleeping accommodations contained in the dwelling unit shall be as follows:
  - 1. Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant thereof and at least 100 additional square feet of space for every additional occupant thereof, the floor space to be calculated on the basis of total habitable room area.
  - 2. In every dwelling unit of two or more rooms every room occupied for one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
  - 3. The maximum allowable occupancy of any deck without latent structural defects shall be one person per nine square feet.

## **REPLACEMENT SECTION:**

### **11-3.3 Application Information**

The application rental permit shall contain the following information:

- a. The name, address and telephone numbers, both daytime and nighttime, of the owner of the dwelling unit or the name, address, daytime and nighttime telephone numbers of a contact person for the property. The contact person for the property does not need to be listed if the owner of the property is a Cape May County resident who actually resides in Cape May County for the period of the leasehold or if the property is rented through a real estate agent or real estate agency. The contact person of the property must be a resident of Cape May County for the term of the leasehold. If the owner of the property lists a contact person for the property, the owner must certify on the mercantile license application that the owner has received the approval with the contact person to serve in that capacity.
- b. The address of the dwelling and an exact description of the same, including the name, if any, and the street and number by which the dwelling unit is designated.
- c. A statement that the applicant understands that he or she must comply with the rules and regulations of the State of New Jersey and the City of Sea Isle City and that the premises shall be subject to inspection by the Construction Official of the City during reasonable hours in order that said Official might ascertain if the dwelling unit complies with the provisions of this chapter. No permit will be issued if information is not provided on the application, or if a permit has been issued, it shall be subject to revocation. If a permit is revoked, the application fee shall not be refunded.
- d. Each permittee granted a permit shall be permitted to lease the dwelling unit for which a permit has been granted.
- e. The exact number of sleeping rooms contained in the dwelling unit and the exact number of sleeping accommodations contained in the dwelling unit shall be as follows:
  - 1. Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant thereof and at least 100 additional square feet of space for every additional occupant thereof, the floor space to be calculated on the basis of total habitable room area.
  - 2. In every dwelling unit of two or more rooms every room occupied for one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
  - 3. The maximum allowable occupancy of any deck without latent structural defects shall be one person per nine square feet.
- f. At time of submission of the application the applicant shall register with the City Clerk a certificate of insurance demonstrating compliance with the NJSA 40A:10A-1 mandating

certain amounts of liability insurance. No permit shall be issued unless the certificate is registered with the City Clerk.

**SECTION XIII.** Severability. If for any reason any section of this Ordinance shall be declared illegal by any Court of competent jurisdiction, the remaining section of the Ordinance shall remain in full force and effect, notwithstanding.

**SECTION XIV.** Repealer. Any Ordinance or provision thereof inconsistent with this Ordinance is hereby repealed to the extent of such inconsistency.

**SECTION XVI.** Publication. This Ordinance shall take effect immediately upon the adoption and publication in accordance with the law.

---

J.B. Feeley, Council President

---

Leonard C. Desiderio. Mayor

**I HEREBY CERTIFY THAT** the foregoing ordinance was duly passed by the City Council of the City of Sea Isle City, New Jersey on first reading at the regular meeting of said Council held on the 8th day of August, 2023 and will taken up for second reading, public hearing and final passage at the regular meeting of said Council held on the 12<sup>th</sup> day of September, 2023, in City Hall, 3<sup>rd</sup> Floor Council Chambers, 233 JFK Blvd., Sea Isle City, New Jersey at 10:00 a.m.

---

Shannon D. Romano, Municipal Clerk