

**ORDINANCE NO. 2024-11**  
**TOWNSHIP OF EAST WINDSOR**  
**COUNTY OF MERCER**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VI,  
“LICENSING,” SECTION 6-8 “HOTELS, MOTELS BOARDING  
HOUSES AND ROOMING HOUSES” BY AMENDING  
SUBSECTION 6-8.1 “DEFINITIONS” AND BY AMENDING  
SUBSECTION 6-8.7 “DURATION OF STAY” OF THE REVISED  
GENERAL ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR**

**WHEREAS**, the Township Council finds and determines that it is necessary to limit the duration of stays at hotels, motels, boarding houses and rooming houses, in order to control vice, public disturbances, narcotics offenses, to protect the general public and to maintain public health, safety and good order in the Township; and

**WHEREAS**, pursuant to N.J.S.A. 40:52-1(d), the Township is authorized to make, amend, repeal and enforce ordinances to license and regulate hotels, motels, boarding houses and rooming houses; and

**WHEREAS**, pursuant to N.J.S.A. 40:48-2, the Township is authorized to enact such ordinances as deemed necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the Township and its inhabitants;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey as follows:

**I**

1. Chapter VI, Section 6-8.1 *Definitions* of the Revised General Ordinances of the Township of East Windsor is amended to read as follows (new language is underlined and deleted language is indicated by ~~strikeout~~):

6-8.1 *Definitions*. As used in this section:

- a. *Boarding House* shall mean any private dwelling or dwelling unit where the owner, tenant or operator thereof is engaged in keeping one or more roomers or boarders who are not husband or wife, son or daughter, mother or father, or sister or brother of the owner, tenant or operator or the spouse of the owner, tenant or operator and is serving food to some or all of the lodgers, for part of a day or longer period, under expressed contract or rate of payment.
- b. *Contract Guest* shall mean any person who occupies or is entitled to occupy a unit in a hotel or motel by reason of a contract or voucher or by other payment method from a state, county or local agency or not-for-profit

entity engaged in providing housing accommodations for the right to occupy a hotel or motel unit.

- c. Guest shall mean any person who occupies a unit in a hotel or motel, either as a temporary occupant or transient, other than a contract guest.
- d. Hotel/Motel shall mean any building, including but not limited to any related structure, accessory building, and land appurtenant thereto, and any part thereof, which contains ten or more units or sleeping facilities for twenty-five or more persons, and is kept, used, maintained, advertised as, or held out to be, a place where sleeping or dwelling accommodations are available to guests. No more than 20% of the units in a hotel or motel may be allocated to the use of contract guests.
- e. *Rooming House* shall mean a boarding house which is not engaged in serving food to lodgers.

2. Chapter VI, Section 6-8.7 *Duration of Stay* of the Revised General Ordinances of the Township of East Windsor is amended to read as follows:

*6-8.7 Duration of Stay.*

- a. With the exception of the owner and any staff, who are permitted to reside at the ~~premises~~ hotel or motel, and subject to subsection (b) below, no ~~person~~ guest or contract guest may occupy a hotel or motel unit for longer than ~~fourteen (14)~~ thirty (30) consecutive days, and such ~~person~~ guest or contract guest may not extend this time period by moving to another unit within the same ~~establishment~~ hotel or motel.
- b. A guest may extend his or her stay for up to thirty (30) additional days at a time, if such guest provides written proof to the management of the hotel or motel of current valid residency outside of East Windsor Township and that such guest is staying at the hotel or motel while performing a temporary function or service in East Windsor Township, such as employment on a construction project or other temporary work assignment, or while repairs or improvements are being made to the guest's primary residence, making it temporarily unavailable, where such timeframe remains limited and where the guest's vacancy of the hotel or motel will occur at the conclusion of such repairs or improvements or when the guest's primary residence becomes habitable.
- c. No room within a hotel, motel, boarding house or rooming house shall be offered for occupancy for less than one full day.

## **II REPEAL**

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

## **III**

**SEVERABILITY**

If any section, subsection, clause or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this Ordinance.

**IV  
EFFECTIVE DATE**

This Ordinance shall take effect 20 days after final passage and publication according to law.

**ATTEST:**

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Allison Quigley  
Municipal Clerk

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Janice S. Mironov  
Mayor