

19-67 B.

SECOND READING

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER XXI, HOTELS AND ROOMING HOUSES, OF THE WOODBRIDGE REVISED GENERAL ORDINANCES

SECTION I.

WHEREAS, the Township of Woodbridge is committed to exploring innovative ways to combat criminal activity; and

WHEREAS, it has been determined that better safety conditions, lower maintenance and repair costs, and a reduction in criminal activity can be achieved in hotels and motels by adhering to appropriate design concepts more specifically known as Crime Prevention through Environmental Design ("CPTED"); and

WHEREAS, CPTED relies on practical solutions to combat the challenges facing hotel and motel owners by addressing four specific areas of improvement, namely Natural Surveillance, Territorial Reinforcement, Access Control, and Maintenance; and

WHEREAS, the CPTED program will have the additional benefit of making hotel and motel guests feel safer and more secure; and

WHEREAS, the Township believes that it is in the best interest for the health, safety and welfare of the community to require hotel and motel owners to receive training regarding the benefits of the CPTED program; and

WHEREAS, the Township further believes that it is in the best interest for the health, safety and welfare of the community to include the principles addressed in the CPTED in future development of hotels and motels; and

WHEREAS, the Township will assist owners in their effort to achieve lower insurance rates by providing insurance carriers with information about the CPTED program and beneficial effects in reducing criminal activity;

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF WOODBRIDGE that there is hereby established a new subsection to Chapter XXI of the Revised General Ordinances of the Township of Woodbridge, to be designated as 21-4 and entitled HOTEL AND MOTEL CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN TRAINING which shall read as follows:

21-4 HOTEL AND MOTEL CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN TRAINING.

21-4.1 DEFINITIONS

CPTED shall mean a program to assist owners and managers of hotels and motels with providing better safety conditions for their guests, lower maintenance and repair costs, and crime reduction, known as Crime Prevention Through Environmental Design ("CPTED"), as modified from time to time.

Hotel/motel shall mean a building containing furnished rooms rented out to be occupied by transient guests who have their residence elsewhere and do not use the building for a permanent address.

Owner shall mean the owner of the hotel or motel, or its full-time staff representative responsible for overseeing the design, maintenance, and security of the hotel or motel.

21-4.2 Training Requirements.

- a. All owners of hotels/motels shall attend a CPTED training seminar.
 1. Owners shall attend CPTED training prior to being issued a Certificate of Occupancy ("CO") or Continued Certificate of Occupancy ("CCO").
 2. In the event a CPTED training course is not available prior to obtaining a CO or CCO, a conditional CPTED certificate may be issued to permit the owner to obtain CO or CCO.
- b. The CPTED Program shall be administered by a CPTED Coordinator designated by the Police Director.

21-4.3 CPTED Certificate.

All Owners shall, prior to renting a hotel/motel room, obtain a CPTED Certificate issued by the CPTED Coordinator.

21-4.4 CPTED Certificate Requirements.

In order to obtain a CPTED Certificate, Owners shall:

- a. Attend and successfully complete a CPTED training seminar administered by the CPTED Coordinator or his designee; and
- b. Implement the CPTED recommended guest and visitor screening protocols; and
- c. Implement the CPTED recommended guest and visitor management protocols; and
- d. Use reasonable efforts to implement the CPTED recommended physical environment guidelines; and
- e. Implement the CPTED recommended guidelines for the fostering of responsibility among hotel and motel Owners and staff for the maintenance of safe lodging.

21-4.5 Continuing Training Obligation.

Every hotel/motel Owner shall attend a retraining seminar annually; at such dates and times as the CPTED Coordinator shall determine, upon written notice to Owners.

21-4.6 Initial Training, Existing, Newly Acquired Units.

- a. All Owners of hotels and motels currently in existence shall comply with the terms of subsection 21-4.4 within ninety (90) days of the date of the adoption of this section.
- b. Owners who acquire additional hotels/motels shall bring the newly acquired dwelling units into CPTED compliance by satisfying the requirements of subsection 21-4.4 within ninety (90) days of acquiring title to the dwelling units.

21-4.7 Conditional Certificates.

In the event a CPTED seminar is not available prior to a guest taking occupancy of a hotel/motel dwelling unit, the CPTED Coordinator may issue a conditional CPTED Certificate subject to the Owner complying with the obligation of this section not later than the next CPTED seminar available.

21-4.8 Revocation of Certification.

Any Owner who fails to maintain compliance with the CPTED certification requirements contained herein shall be subject to the revocation of its CPTED certification by the CPTED Coordinator. The Owner may request a hearing prior to the proposed revocation by notifying the CPTED Coordinator within fifteen (15) days of the date of the Revocation Notice by CPTED Coordinator to the owner.

21-4.9 Notice to Insurance Carriers.

Upon obtaining a CPTED Certificate the Township, upon the Owner's request, shall provide the Owner's insurance company with proof of the successful measures undertaken by the Owner to create a safer, more secure property.

21-4.10 CPTED Training Requirement for Developers.

The Woodbridge Township Planning Board, the Woodridge Township Zoning Board of Adjustment and the Woodbridge Redevelopment Agency shall require any developers of hotels and motels to attend CPTED training, and to implement recommendations of the Woodbridge Police Department resulting from a review of the plans for the proposed hotels and motels.

21-4.11 Penalties.

Any Owner who fails to comply with all requirements of this Section 21-4 shall be subject to a fine of up to \$500 for a first offense, a fine of up to \$1,000 for a second offense, and a fine of up to \$2,000 for a third or subsequent offense.

SECTION II. The various parts, sections, clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

SECTION III. Any ordinances and parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV. This Ordinance shall take effect upon final adoption and publication as may be required by law.

ADOPTED: MAY 21 2019

I hereby certify that the above is a true and exact copy of the Ordinance adopted by the Municipal Council of the Township of Woodbridge at their Regular Meeting held on

MAY 21 2019



JOHN M. MITCH, RMC, CMC, CMR
MUNICIPAL CLERK

This Ordinance is sponsored by Councilman Brian Small