

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION #2020-159

Title: A RESOLUTION MODIFYING THE PROVISIONS OF EMERGENCY PROCLAMATION 2020-5 IN ORDER TO PERMIT SHORT-TERM, TRANSIENT AND SEASONAL RENTALS WITHIN THE TOWNSHIP OF LOWER EFFECTIVE JUNE 1, 2020.

WHEREAS, on April 6, 2020, in response to the ongoing Coronavirus Public Health Emergency, the Township Council and the Emergency Management Coordinator of the Township of Lower issued Resolution No. 2020-131, which prohibited hotels, motels, guest houses and private residences, and parts thereof, from accepting transient guests or seasonal tenants until May 22, 2020, as authorized by New Jersey Executive Order No. 108 (Murphy) and Administrative Orders 2020-8 and 2020-9; and

WHEREAS, on May 11, 2020, the Township of Lower issued Emergency Proclamation 2020-5, modifying the provisions of Resolution 2020-131, prohibiting Transient and/or Seasonal Rentals within the Township of Lower for a duration of less than thirty (30) days until Saturday, June 27, 2020 at 12:01a.m.; and

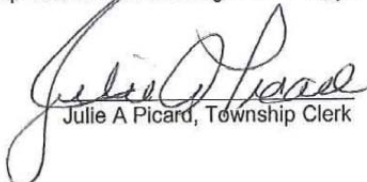
WHEREAS, in conformity with the most recent Executive Orders issued by Governor Murphy relaxing various restrictions on certain industries and activities the Township Council of the Township of Lower finds it to be appropriate to modify the prohibition on short-term, transient and seasonal rentals enacted by way of Township of Lower Emergency Proclamation 2020-5.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Lower, County of Cape May, State of New Jersey as follows:

1. Transient and/or Seasonal Rentals within the Township of Lower for a duration of less than thirty (30) days shall be permitted effective 12:01 a.m., Monday, June 1, 2020.
2. The utilization of any and all online marketplaces to arrange or offer short-term rentals within the Township of Lower shall be permitted effective 12:01 a.m., Monday, June 1, 2020.
3. Individuals engaged in the business of providing, facilitating, and/or arranging short-term, transient and seasonal rentals must maintain a written plan outlining the procedures they intend to utilize to ensure that properties rented to third-party individuals are sanitized in accordance with Center for Disease Control and Department of Health guidelines and to ensure compliance with applicable social distancing requirements set forth within New Jersey Executive Order No. 107 (2020). Said mitigation/compliance plan must be made available for review upon request from the Township Manager.
4. Individuals engaged in the business of providing, facilitating, and/or arranging short-term, transient and seasonal rentals must maintain a detailed log of all third-party short-term, transient and seasonal tenants, including but not limited to said individuals name, home address, and telephone number.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD				X			
COOMBS		X	X				
ROY			X				
PERRY	X		X				
SIPPEL			X				

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on May 21, 2020.

  
Julie A. Picard, Township Clerk