

**PROPOSED AMENDMENTS TO CHAPTER 50 APARTMENT COMPLEX
SECURITY (The Carolyn Byington Ordinance)**

WHEREAS, the general public and residents who reside in apartment complexes in the Township of Plainsboro, County of Middlesex, State of New Jersey; would benefit from a higher level of security within the apartment complexes themselves; and

WHEREAS, the Township of Plainsboro believes that apartment complexes would be much safer if residents had the ability to have locks changed within 24-hours when restraining orders are lawfully issued; and

WHEREAS, this ordinance is proposed in response to the recent incidences that have occurred at apartment complexes in the Township of Plainsboro including one resulting in the death of resident Carolyn Byington; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Plainsboro in the County of Middlesex and the State of New Jersey that the Code of the Township of Plainsboro be Amended for Chapter 50 Apartment Complex Security as follows:

Chapter 50. Apartment Complex Security (Carolyn Byington Ordinance)

§ 50-1 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

APARTMENT COMPLEX

Defined as those buildings or structures which meet the definition of a multiple dwelling as set forth in N.J.S.A. 55:13A-3(k).

EMPLOYEE

Any individual, including subcontractors, retained by an owner and given unsupervised access to individual apartments or to keys thereto.

OCCUPIED APARTMENT

Any individual apartment unit that is currently leased or rented to a tenant.

OWNER

Any owner, landlord, employer, operating agent, managing agent or other entity owning, managing or controlling any apartment complex as defined herein.

SORA

An act concerning the regulation of security guards, N.J.S.A. 45:19A-1 et seq.

§ 50-2. Security requirements; compliance by owners.

The owners of all apartment complexes as defined above shall comply with the following security requirements:

A. Lock Security.

- (1) All exterior door locks must be changed or rekeyed upon reoccupancy. Locks shall comply with N.J.A.C. 5:10-19.2(a)
- (2) Prior to the issuance of the housing certificate of occupancy, the landlord shall sign a form, to be provided by the Township Code Enforcement Department, certifying the requirements of this section have been met.
- (3) All keys shall be coded.
- (4) Each site manager shall maintain a bound key logbook or an electronic key tracking system, approved by the Township, in which the keys must be logged in and out. The number of keys retained by management shall be identified for each unit. All keys must be returned at the end of each day.
- (5) All key boxes shall be maintained in a secure area not accessible to the public.
- (6) Access to keys shall be limited to site managers and their designees who have complied with the requirement set forth in § **50-2C**.
- (7) Circulation of master keys is to be strictly controlled by limiting their insurance to site managers and employees responsible for responding to emergencies after hours. The number of master keys in existence and their issuance shall be documented in the key log or tracking system. Master keys are to be utilized for emergency situations only.
- (8) Plainsboro Township may periodically inspect the logs required by this section.
- (9) If either an occupant or the Plainsboro Township Police request and receive a restraining order and the restraining order is served on the landlord/property manager, the landlord/property manager shall have 24-hours to install a changed lock.
- (10) Non-compliance with this section shall impose a penalty of up to \$1,000.00 for the First offense; up to \$1,500.00 for the Second offense; and up to \$2,000.00 for the Third offense. Furthermore, fines may continue to accrue on a daily basis for each day the offense continues.

50-3. Enforcement.

This chapter shall be enforced by the Plainsboro Township Police Department and/or the Plainsboro Code Enforcement Department.