

2018 Housing Inspections

The objective of the Housing Inspections Department is to protect the health, safety, and welfare of the Hamilton Township residents and to keep up the quality of existing residential structures. The Housing code was established to meet the minimum requirements and standards for structures maintenance, heat, light, ventilation, sanitation and life safety from fire and other hazards. It also ensures that residential one, two, and multiple-family buildings of three or more dwelling units operating within Hamilton Township are properly maintained and do not pose a threat to the health, safety and welfare of their residents, nor the community in general. This inspection is required whenever there is a change of occupancy in any of these residential units.

The Housing Department also enforces the licensing of landlords and registration of rental units. This gives us a count of how many landlords are operating in the Township and how many units are associated with the landlords. We also require abandoned properties to be registered with our department and conducts inspections on those properties.

The Housing Office consists of (2) Housing Inspectors, a Senior Inspector, a Chief Housing Inspector and a Clerk 2 Typist. Two Inspectors have a Building Inspectors License; two inspectors have a license in Hotels and Multiple Dwellings. All were issued by the NJ Department of Community Affairs. In 2017 The Housing Department became independent from the Construction Department and is now responsible for its own operations including payroll and budgeting.

There were multiple increases in inspections in 2018. The Housing Department conducted 1,677 Rental Inspections which is an increase of 546 from the previous year. 2018 also showed increases in the number of Notice of Violations Issued. There were 1,639 issued in 2018 which is up 504 from 2017. There were also increases in the number of Certificate of Occupancy issued; 2,094 in 2018 which is an 853 increase from the previous year. The number of sale inspections (1,809) is up 514 from 2017. Re-inspections were 1,573, an increase of 146. There was a decline in Vacant Property Inspections. In 2017 834 inspections were conducted. 2018 shows 664, which is a 170 decrease. The number of complaints also showed a decrease of 205 from the previous year.

In summary, there were increase in all categories except Vacant Property Inspections and complaints. The Housing office was able to perform a its duties, despite the increases, without detriment to the customer.

HOUSING 2018	1208	664	1677	1809	1573	1639	2094	180	245	434	49	58	34	8	2116	6358	1266
	APT. COMPLEX	VACANT INSPECTION	RENTAL INSPECT.	SALE INSPECTION	RE-INSPECTION	NOTICE OF VIOLATION	C OF A	NO ENTRY	SITE VISIT	COMPLAINTS	SUMMONS	COURT APPERANCE	MEETING	TRAINING	OFFICE TIME	TOTAL STOPS	HOURS OFF
JANUARY	100	30	122	147	127	105	144	12	12	32	3	6	0	0	101	468	86.5
FEBRUARY	92	59	142	138	112	117	149	8	3	35	4	5	4	0	235	501	75
MARCH	67	45	117	136	107	136	143	12	4	30	3	5	0	0	105	441	108
APRIL	100	70	148	149	149	143	162	10	2	31	4	8	1	0	224	553	43
MAY	76	61	103	170	141	139	148	15	25	37	3	3	3	7	225	536	104
JUNE	116	62	146	179	123	166	167	24	39	71	3	3	4	0	190	619	52.8
JULY	102	90	130	180	157	144	205	14	26	26	4	4	4	0	187	602	82
AUGUST	152	74	202	190	140	153	223	10	42	43	4	3	3	0	177	646	164
SEPTEMBER	112	65	163	173	155	169	185	17	49	44	4	5	3	0	174	610	68.5
OCTOBER	116	60	172	134	142	150	242	16	13	55	4	6	2	0	229	570	81
NOVEMBER	105	21	97	115	115	113	173	22	19	20	6	7	5	1	127	450	242
DECEMBER	70	27	135	98	105	104	153	20	11	10	7	3	5	0	144	362	159