



CODE ENFORCEMENT DEPARTMENT  
THE CITY of EAST ORANGE

44 CITY HALL PLAZA  
EAST ORANGE, NEW JERSEY 07018  
[WWW.EASTORANGE-NJ.GOV](http://WWW.EASTORANGE-NJ.GOV)

Mark Barner  
Director

**TED R. GREEN**  
MAYOR

Telephone: (973) 266-5320  
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June 1, 2021

**Re: License Required for Superintendents in All Owners whose rents is subject to Rent Control and Conversion shall adhere to provisions under Chapter 218.**

**TO ALL OWNERS OF TENANTED BUILDINGS:**

In every dwelling containing four or more dwelling or rooming units, or combination thereof, the owner shall provide and designate a superintendent who shall be licensed and registered, building with the Department of Code Enforcement.

At the approach of the **heating season that begins on October 1, 2021, you are hereby requested to submit no later than October 16, 2021**, a written statement from your service provider certifying that the central heating system at your tenanted building has been installed in sufficient capacity and/or maintained in operable condition to satisfy the requirements of Section 159-117 of the Code of the City of East Orange.

*Note: Section 159-86 states, "It shall be the duty of every person, individual or corporate, or other business entity, who shall have contracted, expressly or impliedly, by lease or otherwise, to heat or to furnish heat for any building or portion thereof where one or more persons reside or are employed, to heat or furnish heat for every occupied room in such building or portions thereof so that a minimum temperature of 70°F., without regard to outside temperatures, from October 1 each year to May 15 of the next succeeding year, both days being inclusive."*

For additional information about Section 159-117 and other pertinent sections of the Code, please visit the City of East Orange's website at [www.eastorange-nj.gov](http://www.eastorange-nj.gov) and select City Code. This letter shall serve as notice in this matter, no other notice will follow. Any violations of the aforementioned Section of the Code, once verified, may and will be prosecuted in Municipal Court without notice. As in prior years, the procedures outlined below shall be adhered to in the event of emergencies:

1. **If your heating system breaks down, notify this department immediately in person or by calling (973) 266 – 5320.** In all cases, you must provide the name and telephone number of your service provider as well as the estimated time in which the repairs will be completed.
2. You must also post notices in the vestibule, hallway and other conspicuous places of your tenanted building advising your tenants of the nature of the problem and the estimated time when heat service will be restored.

Please contact this office if you have any questions. Thank you for your kind cooperation.

Mark Barner

Director