

**TOWNSHIP OF MORRIS  
MORRIS COUNTY – NEW JERSEY  
ORDINANCE NO. 08-22**

**AN ORDINANCE REQUIRING THAT ALL NEW RESIDENTIAL AND COMMERCIAL DEVELOPMENTS OF APARTMENTS OR APARTMENT STYLE HOUSING OF TWELVE UNITS OR GREATER TO BE ALL-ELECTRIC BUILDINGS**

**WHEREAS**, the Township Committee (the “Committee”) of the Township of Morris (the “Township”) desires to amend the language of the Code of the Township to require that all new apartment complex or apartment style housing of twelve units or greater be all electric building, and

**WHEREAS**, gas appliances emit several pollutants including carbon monoxide, nitrogen oxide among other which have been linked to several adverse health effects, particularly in children; and

**WHEREAS**, the Committee wishes to encourage and facilitate the construction of all-electric buildings which are designed and built to reduce overall energy demand and safer to avoid the risk of carbon monoxide poisoning among other adverse health effects; and

**WHEREAS**, in light of the serious threats posed by climate change, it is necessary and appropriate to adopt enhanced energy conservation construction requirements; and

**WHEREAS**, the Committee hereby finds and declares that it is in the best interest of the Township and its residents to amend the language of the Code of the Township of Morris and adopt the amendments to same.

**NOW BE IT HEREBY ORDAINED** by the Township Committee of the Township of Morris they being the governing body thereof as follows:

**SECTION ONE:**

1. Definitions:

All-electric Buildings shall mean a building or project that uses a permanent supply of electricity as the sole source of energy to meet building energy needs. An all-electric building or project shall have no natural gas, propane, or oil heaters, boilers, piping systems, fixtures or infrastructures installed to meet building energy needs.

Building Energy Needs shall mean all space conditioning including heating and cooling, water heating including pools and spas, cooking appliances and clothes washing and drying appliances.

2. On or after September 1, 2022, the Township Engineer and/or Construction Official shall not issue a construction permit for a new apartment complex or apartment style housing comprised of twelve (12) or more dwelling units unless the permit requires the building to be constructed as an All-electric Building
3. Notwithstanding the provisions of paragraph 2, the Township Engineer and/or Construction Official may issue a permit for a new mixed-fuel building upon a finding by the Planning Board that construction of an all-electric building is physically or technically infeasible. Financial considerations shall not be sufficient basis to determine physical or technical infeasibility.

4. If a modification is issued under paragraph 2 of this subdivision, the applicant shall pay or agree in writing to pay any costs related to the connection of any gas main and/or transmission system to ensure that such costs are not subsidized by other service class rate payers. Those costs include but are not limited to the material and installation of the pipe, conduit, duct, or other facilities to be installed.

**SECTION TWO:** If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected thereby and shall remain in full force and effect.

**SECTION THREE:** All ordinances or parts of ordinances or resolutions of the Township which are inconsistent or in opposition to the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION FOUR:** This Ordinance shall take effect upon final passage and publication thereof, as provided for by law.

Township of Morris

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Mark J. Gyorfy, Mayor

ATTEST:

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Danielle M. Lewis, Township Clerk

**INTRODUCTION:** 04-20-2022

**ADOPTION:**