

**BOROUGH OF BERGENFIELD
PUBLIC NOTICE**

ORDINANCE 17-2510 – AN ORDINANCE AMENDING CHAPTER 239 OF THE CODE OF THE BOROUGH OF BERGENFIELD, ENTITLED “RENTAL PROPERTY”

was introduced at a regular meeting of the Mayor and Council of the Borough of Bergenfield, in the County of Bergen, New Jersey, held on Tuesday, April 4, 2017 and will be further considered for final passage after public hearing at a meeting of the Mayor and Council to be held in the Council Chambers, Bergenfield Municipal Center, 198 North Washington Avenue, Bergenfield, New Jersey on April 18, 2017 at 8:00 p.m. prevailing time, or as soon thereafter as the matter can be heard.

A clear and concise statement is to amend the ordinance to include that the Code Enforcement Official shall obtain a proper warrant or other remedy provided by law to secure entry for inspections, amend violations to \$500 for first offense and \$1,200 for subsequent noncompliance, and amend violations and penalties to reflect the same, as set forth in the ordinance.

A copy of this ordinance may be obtained without cost between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Borough Clerk, 198 North Washington Avenue, Bergenfield, New Jersey.

Marie Quinones, RMC
Borough Clerk
Dated: April 4, 2017

BOROUGH OF BERGENFIELD
Ordinance No. 17-2510

**AN ORDINANCE AMENDING CHAPTER 239 OF THE CODE OF THE BOROUGH OF BERGENFIELD,
ENTITLED "RENTAL PROPERTY"**

WHEREAS, Chapter 239 of the Code of the Borough of Bergenfield sets forth all regulations regarding Rental Property within the Borough of Bergenfield; and,

BE IT ORDAINED, by the Mayor and Council of the Borough of Bergenfield, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Section 239-4. Inspection.

- A. The owner(s) of all two-family structures and nonowner-occupied single-family structures shall submit to an annual inspection of the structure for compliance with New Jersey State statutes and Borough of Bergenfield ordinances by the Code Enforcement Official or his designee. If the tenant refuses to permit an inspection, the Code Enforcement Official shall obtain a proper warrant or other remedy provided by law to secure entry.

Section 239-8. Violations and penalties.

- A. First offense: \$500.00.
B. Continuing and subsequent noncompliance: \$1,200.00

Section 239-12. Violations and penalties.

- A. Any person violating any provision of this article shall be subject to a fine of not less than \$500.00 to no more than \$1,200.00 for the first offense, (unless the violation is addressed and corrected within 10 days of the discovery of same when in such case, the violation can be reduced to a minimal fine of \$500.00 due to the required inspection and reinspection).
- C. For second and subsequent violation for an illegal occupancy, as provided in this section, by any owner-landlord, the Court may impose a fine of \$1,200.00.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

Introduced: April 4, 2017

Adopted:

Attest

Approved