

**CITY OF UNION CITY
COUNTY OF HUDSON, STATE OF NEW JERSEY
ORDINANCE NO. 2021-9**

**ORDINANCE SETTING FORTH REQUIREMENTS FOR
EXTERIOR MAINTENANCE**

WHEREAS, the City of Union City (“City”) has determined that the exterior maintenance of building facades must be maintained in order to remain in sound condition and good repair to protect the health, safety, and general well-being of the general public; and

WHEREAS, the City of Union City finds that exterior facades of buildings, particularly those of advanced age, pose a public safety hazard when not properly maintained because as the facades age and degrade, heavy and hazardous material that comprise the façade may dislodge and fall great distances onto persons or property and these circumstances therefore require preventive maintenance; and

WHEREAS, brick repointing is the process of renewing the pointing, which is the external part of mortar joints, in masonry construction. Over time, weathering and decay cause voids in the joints between masonry units, usually in bricks, allowing the undesirable entrance of water; and

WHEREAS, covering an exterior brick façade with a layer of cement or other material reduces the attractiveness and quality of the façade. It further may depreciate the values of neighboring and adjoining premises and is undesirable.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey, they being the Governing Body thereof, as follows:

SECTION ONE:

Article I Section 311-4 General Exterior Maintenance shall be deleted in its entirety and replaced with the following:

- A. The exterior of every structure or accessory structure, including fences, roofs and gutters, shall be maintained in good repair, and all surfaces thereof shall be kept painted, when necessary, for the purpose of preservation and appearance. The same shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other conditions reflective of deterioration or inadequate maintenance, to the end that the property itself may be preserved, safety and fire hazards eliminated and the adjoining properties and the neighborhood protected from blighting influences.

- B. Maintenance of exterior brick walls requires repointing to preserve their appearance. The concealment of an existing brick exterior wall with cement, or other material, is not permitted.
- C. *Violation penalties.* Violations of the foregoing requirements shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

SECTION TWO:

Severability. If any term or provision of this Ordinance is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, in whole or in part, such determination shall not affect the validity of the remaining terms and provisions of this Ordinance.

SECTION THREE:

Repealer. All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION FOUR:

In order to avoid accidental repeal of existing provisions, the City Clerk and the Corporation Counsel are hereby authorized to change any chapter numbers, article numbers and/or section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code.

SECTION FIVE:

This Ordinance shall take effect upon passage and publication as required by law.

Commissioners	Yea	Nay	Abstain/Present	Absent
Lucio P. Fernandez				
Wendy A. Grullon				
Celin J. Valdivia				
Maryury A. Martinetti				
Mayor Brian P. Stack				

I HEREBY CERTIFY this to be a true and correct Ordinance of the City of Union City Board of Commissioners, introduced on May 18, 2021 and will be further considered after a Public Hearing held on _____.

INTRODUCED:

ADOPTED:

ATTEST:

Erin Knoedler
City Clerk

DATE