

**TOWN OF GUTTENBERG
COUNTY OF HUDSON, STATE OF NEW JERSEY**

ORDINANCE #24-23

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 11 OF THE
REVISED GENERAL ORDINANCES OF THE TOWN OF GUTTENBERG TO
ESTABLISH BUSINESS, RENTAL PROPERTY & MULTI-FAMILY PROPERTY
INSURANCE REGISTRATION IN ACCORDANCE WITH N.J.S.A. 40A:10A-2**

WHEREAS, at the present time the Town of Guttenberg desires to amend and supplement Chapter 11 of the revised general ordinances of the Town of Guttenberg to establish business, rental property and multi-family property insurance registration requirements in accordance with N.J.S.A. 40A:10A-2; and

WHEREAS, N.J.S.A. 40A:10A-2 requires that business owners and owners of a rental unit or units maintain liability insurance for negligent acts and omissions for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Town of Guttenberg, County of Hudson, State of New Jersey that the Revised General Ordinances of the Town of Guttenberg is hereby amended as follows:

SECTION I.

Chapter 11 of the Revised General Ordinances of the Town of Guttenberg is hereby amended and supplemented to read as follows:

§ 11-9 of the Revised General Ordinances of the Town of Guttenberg is hereby amended to read as follows: “**BUSINESS, RENTAL PROPERTY & MULTI-FAMILY PROPERTY INSURANCE REGISTRATION**”

§ 11-9.1 Liability Insurance Requirements

a. The owner of a business or the owner of a rental unit or units in the Town of Guttenberg, in addition to other insurances that may be required to be maintained, shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

b. The owner of a multifamily home which is four or fewer units, one of which is owner-occupied, shall maintain liability insurance negligent acts and omissions in an amount of no less than \$300,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

c. All business owners and landlords of multifamily dwellings, or rental properties within the Town of Guttenberg, are required to register annually on or before January 1, by filing the required certificate of insurance demonstrating compliance with the Guttenberg Building Department.

§ 11-9.1 Fee

An administrative fee of \$25 will be assessed at the time of filing the certificate of liability insurance with the Town of Guttenberg.

§ 11-9.1 Penalty

Failure to comply with the registration requirements with Chapter 11-9 will be subject to a fine of \$500.00.

SECTION II.

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.

SECTION III.

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remain in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION IV.

Codification. The Town Clerk shall have this Ordinance incorporated in the official copies of the Revised General Ordinances. The Town Clerk, Deputy Town Clerk, and the Town Attorney be and are hereby authorized and directed to change any typographical error, and any heading, part numbers, chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those headings and numbers and existing provisions of the Revised General Ordinances, or as they may otherwise deem appropriate, even if the headings, part numbers, chapter numbers, article numbers and section numbers thus modified are otherwise provided for in this Ordinance.

SECTION V.

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

Summary of Ordinance

This Ordinance amends and supplements Chapter 11 of the Revised General Ordinances of the Town of Guttenberg to establish business, rental property and multi-family property insurance registration requirements in accordance with N.J.S.A. 40A:10A-2.

/S/ Johanna Fermaint

Introduction: 10.23.23

Adoption: 11.27.23

ORDINANCE#24-23
INTRODUCTION
SEPTEMBER 27, 2023
REGULAR MEETING

On a motion by Councilperson:
 Seconded by Councilperson:

	Ayes	Nays	Absent	Abstain
Councilperson Delafuente	X			
Councilperson Fundora	X			
Councilperson Habermann	X			
Councilperson Hokien	X			
Councilperson Malave	X			
Mayor Zitt	X			

I, Dr. Cosmo A. Cirillo, Register Municipal Clerk for the Town of Guttenberg do hereby certify this to be a true and correct copy of an Ordinance passed on a first reading by the Mayor and Council of The Town of Guttenberg at a meeting held on September 27, 2023.

Attest:
 September 28, 2023

Dr. Cosmo A. Cirillo, RMC
 Town of Guttenberg

**ADOPTION
OCTOBER 23, 2023
REGULAR MEETING**

On a motion by Councilperson:

Seconded by Councilperson:

	Ayes	Nays	Absent	Abstain
Councilperson Delafuente				
Councilperson Fundora				
Councilperson Habermann				
Councilperson Hokien				
Councilperson Malave				
Mayor Zitt				

I, Dr. Cosmo A. Cirillo, Register Municipal Clerk for the Town of Guttenberg do hereby certify this to be a true and correct copy of an Ordinance passed on a first reading by the Mayor and Council of The Town of Guttenberg at a meeting held on October 23, 2023.

Attest:

October 24, 2023

Dr. Cosmo A. Cirillo, RMC
Town of Guttenberg