

**AN ORDINANCE OF
THE TOWN OF SECAUCUS, NEW JERSEY**

ORDINANCE NO. 2020-12

**AN ORDINANCE AMENDING CHAPTER 104 OF THE CODE OF THE TOWN OF
SECAUCUS ENTITLED “PROPERTY MAINTENANCE” TO REGULATE THE
REGISTRATION AND MAINTENANCE OF VACANT AND ABANDONED
PROPERTIES AND STRUCTURES**

WHEREAS, Chapter 104A of the Code of the Town of Secaucus establishes minimum standards of accountability for the owners or other responsible parties of vacant and abandoned structures in order to protect the health, safety and general welfare of the residents of the Town in accordance with the Abandoned Property Rehabilitation Act N.J.S.A. 55:19-78 et seq. and with the Save New Jersey Homes Act N.J.S.A. 46:10B-51 et seq.; and

WHEREAS, an update to the fee provision in Chapter 104A has been recommended by the administrator of the program, ProChamps, in regard to the registration of foreclosed properties that were not registered.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Secaucus, County of Hudson, State of New Jersey, as follows:

1. Subsection I of §104A-6 “Registration of defaulted mortgage real property.” of the Code of the Town of Secaucus shall be removed and replaced as follows (additions are indicated in **bold**; deletions are indicated by a ~~cross-out~~):

I. ~~If a lis pendens, deed in lieu of foreclosure or other public notice of foreclosure is filed on a property and the property was not registered and the registration fee paid at least 30 days prior to the filing date, a late fee of \$100 shall be charged per property and shall be due and payable with the registration. This section shall apply to the initial registration and registration renewals. Registrations delinquent greater than 30 days are subject to additional fines as described herein.~~

If the Foreclosing or Foreclosed Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day (30) period, or portion thereof, the property is not registered and shall be due and payable with the registration.

2. There are no other changes to this Chapter of the Code of the Town of Secaucus.

3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

4. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed to be valid and effective.
5. This Ordinance shall take effect immediately upon passage and publication in accordance with law.

IT IS FURTHER ORDAINED that the remainder of this Chapter 104A of the Code of the Town of Secaucus shall remain in full force and effect.

NOTICE

Notice is hereby given that the foregoing proposed ordinance was introduced and passed on first reading at a meeting of the Mayor and Council of the Town of Secaucus in the County of Hudson, New Jersey, on the 28th day of July, 2020, and that said ordinance will be taken up for further consideration for final passage at a meeting of said Mayor and Council to be held in the Municipal Government Center, 1203 Paterson Plank Road, Secaucus, New Jersey, on the 25th day of August, 2020, at 7:00 p.m., or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given the opportunity to be heard concerning the same.

A copy of this ordinance has been posted on the bulletin board upon which public notices are customarily posted in the Secaucus Municipal Government Center and a copy is available up to and including the time of such meeting to the public of the town, who shall request such copies, at the office of the Town Clerk in said Municipal Government Center in Secaucus, New Jersey.

MICHAEL MARRA

Town Clerk