

**CITY OF UNION CITY
COUNTY OF HUDSON, STATE OF NEW JERSEY**

ORDINANCE 2018-1

**ORDINANCE AMENDING CHAPTER 334, SECTIONS 20, "ANTI-WAREHOUSING
RULES AND REGULATIONS"**

WHEREAS, pursuant to N.J.S.A. 40:48-2, a municipality may make, amend, repeal and enforce ordinances not contrary to the laws of this State or of the United States, as it may deem necessary and proper for order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

WHEREAS, the City of Union City is a municipality as defined by Title 40 of the New Jersey Statutes; and

WHEREAS, expanding the Anti-Warehousing Rules and Regulations to include multifamily structures with four or more units will benefit the public health, safety and welfare by encouraging owners of multifamily structures to fill unit vacancies; and

WHEREAS, the City of Union City wishes to amend Chapter 334, Section 20 of the Code of the City of Union City, entitled "Anti-Warehousing Rules and Regulations," as authorized by N.J.S.A. 40:48-2; and

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey that the Code of the City of Union City is hereby amended and revised as follows:

SECTION ONE:

§ 334-20A(1) is hereby amended to read as follows:

Owners of multifamily structures of four or more units shall report any vacancy or unrented apartment to the Rent Stabilization Board office if the vacancy or nonrental continues for 90 continuous days.

§ 334-20F is hereby amended to read as follows:

Violations and penalties. A violation of § 334-20 of this Chapter shall be punishable by a fine of Five Hundred Dollars (\$500.00) for each unit in violation. Each day during which an owner is in violation of § 334-20 shall constitute a separate violation.

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. To the extent that any provision of the Code of the City of Union City is found to conflict with this Ordinance, in whole or in part, this Ordinance shall control. In all other respects, the Zoning and Land Use Regulations Ordinance of the City of Union City shall remain unchanged.

SECTION FOUR:

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

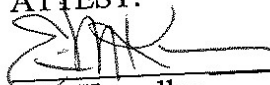
Commissioners	Yea	Nay	Abstain/Present	Absent
Lucio P. Fernandez				X
Tilo E. Rivas	X			
Celin J. Valdivia	X			
Maryury A. Martinetti	X			
Mayor Brian P. Stack	X			

I HEREBY CERTIFY this to be a true and correct Ordinance of the City of Union City Board of Commissioners, introduced on January 16, 2018 and was further considered after a Public Hearing held on January 30, 2018 at Union Hill Middle School, 3808 Hudson Avenue, Union City, New Jersey at 7:00 p.m.

INTRODUCED: January 16, 2018

ADOPTED: January 30, 2018

ATTEST:



Erin Knoedler
Deputy City Clerk

January 30, 2018
DATE

SUMMARY OF ORDINANCE

This ordinance amends the anti-warehousing provisions of the Code to include multifamily structures with four or more units. In addition, it sets forth the penalty for violations of § 334-20.