

**CITY OF UNION CITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
ORDINANCE NO. 2021-18**

**ORDINANCE TO SETTING FORTH MAINTENANCE  
REQUIREMENTS FOR VACANT AND/OR ABANDONED STRUCTURES**

**WHEREAS**, pursuant to N.J.S.A. §40:48-2, the general “municipal police power” authorizes the regulation of local housing conditions for the preservation of the public health, safety and welfare; and

**WHEREAS**, the City of Union City (the “City”) contains vacant or unoccupied buildings or structures that can lead to neighborhood decline, diminution of property values and increased risks of fire; and

**WHEREAS**, the City of Union City has determined that such vacant and/or abandoned buildings create a public safety hazard, as such unoccupied structures can easily be infested by bugs, vermin and/or rodents when regular extermination services are not periodically performed; and

**WHEREAS**, the City incurs disproportionate costs in order to address the problems caused by vacant and abandoned structures including but not limited to excessive police calls, fire calls and property inspections; and

**WHEREAS**, the Board of Commissioners believes it to be in the best interest of the public to avoid the infestation of vacant and/or abandoned buildings whenever possible; and

**WHEREAS**, the Board of Commissioners finds that vacant and/or abandoned buildings and structures must be maintained and extermination efforts performed regularly to protect the health, safety, and general well-being of the general public and prevent public safety hazards from developing.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey, hereby amend the City of Union City Municipal Code Article I, Chapter 108 entitled “Baiting for Mice and Rats” to provide as follows:

**SECTION ONE**

§108-1 Shall be renamed as “Baiting for bugs, mice, rats, and vermin in vacant buildings.”

**SECTION TWO**

§108-1 Shall be replaced with the following:

- A. All vacant buildings shall have the entire building baited for all types of bugs, mice, rats and vermin, every month.
- B. A copy of the annual contract for extermination/baiting services for bugs, mice, rats, and vermin shall be provided to the City of Union City Health Department within 30 days after this Article becomes effective
- C. The Proof of the one year contract for monthly baiting for rodents shall be submitted to the Health Department on or before November 1 of each year.
- D. Failure to provide proof of contract for monthly baiting for rodents shall allow the City to perform this task and place a lien on the property for the cost of the baiting for the rodents.

**SECTION THREE:**

**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 FOUR:**

**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.

**SECTION FIVE:**

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

**SECTION SIX:**

In order to avoid accidental repeal of existing provisions, the City Clerk and 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.

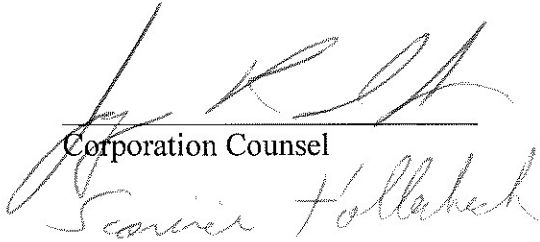
<b>Commissioners</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain/Present</b>	<b>Absent</b>
Lucio P. Fernandez				
Wendy A. Grullon				
Celin J. Valdivia				
Maryury A. Martinetti				
Mayor Brian P. Stack				

**I HEREBY CERTIFY** this to be a true and correct Ordinance of the City of Union City Board of Commissioners, introduced on September 21, 2022 adopted after a Public Hearing held on October 25, 2022.

INTRODUCED:

ADOPTED:

ATTEST:

  
\_\_\_\_\_  
Corporation Counsel

9-14-22  
DATE

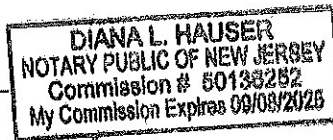
State of New Jersey,) ss  
County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):  
Jersey Journal 11/16/2021

Mary C. Taylor  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 18th day of November 2021

[Signature]  
Notary Public



CITY OF UNION CITY  
COUNTY OF HUDSON  
STATE OF NEW JERSEY

ORDINANCE 2021-19

STATE FISCAL YEAR 2022 MODEL  
ORDINANCE TO EXCEED MUNICIPAL  
BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A:4-45.14)

SUMMARY OF ORDINANCE

This Ordinance provides for exceeding the municipal budget appropriation limits and to establish a cap bank.

The foregoing Ordinance was duly adopted at a meeting of the Board of Commissioners of the City of Union City, County of Hudson, New Jersey held on November 9, 2021 at 7:00 PM. Copies are available in the City Clerk's Office, weekdays between 9:00 AM and 4:00 PM.

Dated: November 11, 2021

/s/ Angelo Auteri  
ANGELO AUTERI,  
CORPORATION COUNSEL