

**BOROUGH OF BERGENFIELD
PUBLIC NOTICE**

ORDINANCE 25-2651 - AN ORDINANCE AMENDING CHAPTER 239 OF THE CODE OF THE BOROUGH OF BERGENFIELD, ENTITLED "RENTAL PROPERTY"

was introduced at a Public Meeting of the Mayor and Council of the Borough of Bergenfield on Tuesday, August 19, 2025 and will be further considered for final passage after public hearing at a meeting of the Mayor and Council to be held in the Council Chamber of the Bergenfield Borough Hall on the 3rd Floor, at 198 North Washington Avenue in Bergenfield on Tuesday, September 2, 2025 at 8:00 p.m. prevailing time, or as soon thereafter as the matter can be heard.

A clear and concise statement is to amend Chapter 239 entitled "Rental Property" to prohibit locked interior doors in homes and create a revolving relocation fund for displaced tenants, as set forth in the ordinance.

A copy of this ordinance may be obtained without cost between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Borough Clerk, 198 North Washington Avenue, Bergenfield, New Jersey.

Marie Quiñones-Wilson
Borough Clerk

BOROUGH OF BERGENFIELD
Ordinance No. 25-2651

**AN ORDINANCE AMENDING CHAPTER 239 OF THE CODE OF THE BOROUGH OF BERGENFIELD, ENTITLED
"RENTAL PROPERTY"**

WHEREAS, Chapter 239 of the Code of the Borough of Bergenfield sets forth all regulations regarding Rental Property within the Borough of Bergenfield; and,

BE IT ORDAINED, by the Mayor and Council of the Borough of Bergenfield, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Chapter 239. Rental Property.

Article II. Illegal Housing Units Penalties.

Sec. 239-12(B) to be deleted.

New Article IV. Prohibited Items.

Sec. 239-19 Locked interior doors

Interior doors are not permitted to have keyed door knobs or deadbolts. Interior doors servicing bedrooms, bathrooms, and other livable spaces shall be readily openable without the need for keys. Keyed door knobs may impede entry in emergency situations resulting in demolition of such doors. Keyed door knobs can also be an indication of boarding, which is strictly prohibited. Acceptable door knobs are privacy door knobs, passage door knobs and dummy door knobs.

New Article V. Relocation of Displaced Tenants.

Sec. 239- 20. Eligibility.

Any tenant who receives a notice of eviction pursuant to N.J.S.A. 2A:18-61.2 that results from zoning or code enforcement activity for an illegal occupancy which the landlord must correct, pursuant to N.J.S.A. 2A:18-61.19(g), as a result of being cited for local or state housing inspectors or zoning officers, and it is infeasible to correct such illegal occupancy without removing the tenant, shall be considered a displaced person and shall be entitled to relocation assistance in an amount equal to six times the monthly rent paid by the displaced person.

Sec. 239-21. Liability of payment.

The owner-landlord of this structure shall be liable for the payment of relocation assistance pursuant to this section.

Sec. 239-22. Creation of relocation fund.

Upon passage of this chapter, the Borough of Bergenfield shall create a revolving relocation fund. Monies appropriated from the fund shall be used by the Borough of Bergenfield to provide relocation assistance pursuant to P.L. 1971, C. 362 (N.J.S.A. 20:4-1).

Sec. 239-23. Payment by Borough.

The Borough of Bergenfield may pay relocation assistance from the Borough's Relocation Assistance Fund to any displaced person that has not received the required payment from the owner-landlord of the structure at the time of eviction.

Sec. 239-24. Reimbursement to Borough by landlord.

All relocation assistance costs incurred by the Borough of Bergenfield pursuant to this article shall be repaid by the owner-landlord of the structure within 45 days to the municipality in the same manner as relocation costs are billed pursuant to N.J.S.A. 20:4-4.1 and 4.2.

Sec. 239-25. Deposit of reimbursement.

All repayments shall be deposited into the Borough's Relocation Assistance Fund.

Sec. 239-26. Landlord fines.

The Borough of Bergenfield may, after a hearing held by the Borough Council, impose upon the owner-landlord, for a second or subsequent violation for an illegal occupancy, a fine equal to the annual tuition cost of any resident of the illegally occupied unit attending a public school, which fine shall be recovered in a civil action by a summary proceeding in the name of the Borough of Bergenfield, pursuant to N.J.S.A. 2A:58-10 et. seq.

Sec. 239-27. Jurisdiction.

The Municipal Court and the Superior Court shall have the jurisdiction of proceedings for the enforcement of the penalty provided by this chapter, pursuant to N.J.S.A. 2A:18-61.1(g).

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

Introduced: August 19, 2025

Adopted:

Attest

Approved