



**BOROUGH OF BERGENFIELD
PUBLIC NOTICE**

**ORDINANCE 26-2673 - AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 232 OF THE CODE OF THE BOROUGH OF BERGENFIELD,
ENTITLED "PROPERTY MAINTENANCE"**

was introduced at a Regular Meeting of the Mayor and Council of the Borough of Bergenfield, in the County of Bergen, New Jersey, held on Tuesday, August 18, 2026 and will be further considered for final passage after public hearing at a meeting of the Mayor and Council to be held in the third floor Council Chambers in the Borough Hall located at 198 North Washington Avenue, Bergenfield, New Jersey on Tuesday, September 1, 2026 at 8:00 p.m. prevailing time, or as soon thereafter as the matter can be heard.

A clear and concise statement of this ordinance is to require all properties that are sold or have a new tenant to obtain a resale certificate (or a new tenant certificate), 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 or can be accessed online on the Borough website at www.Bergenfieldnj.gov.

Marie Quiñones-Wilson
Borough Clerk
Posted: August 20, 2026

**BOROUGH OF BERGENFIELD
COUNTY OF BERGEN**

**ORDINANCE 26-2673 - AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 232 OF THE CODE OF THE BOROUGH OF BERGENFIELD, ENTITLED
“PROPERTY MAINTENANCE”**

BE IT ENACTED AND ORDAINED, by the Governing Body of the Borough of Bergenfield, that Chapter 232, “Property Maintenance,” is hereby amended as set forth below; all other portions of Chapter 232 not mentioned herein shall remain unchanged:

Section 232-7 entitled “Application” shall be deleted in its entirety.

A new article entitled “Article III. Resale Certificates (or new tenant certificates)” shall be established as follows:

Article III. Resale Certificates (or new tenant certificate)

Section 232-14. Resale Certificates (or new tenant certificate) Required.

- A. It shall be unlawful to occupy, use, or permit the use or occupancy of any building or part thereof, after the sale, transfer, or lease of the same to a new individual without first obtaining a resale certificate or new tenant certificate. Such certificate shall be issued by the Construction Official, and show that the building, or part thereof, is in conformity with the provisions of this chapter and Chapter 136.
- B. Before any resale certificate (or new tenant certificate) is issued by the Construction Official, the Zoning Official must issue a zoning certificate of continued compliance.
- C. Under such rules and regulations as may be established by the Governing Body, a temporary resale certificate (or new tenant certificate) for a part of a building may be issued by the Construction Official.
- D. Upon written request from the owner, the Construction Official shall issue a resale certificate (or new tenant certificate) for any building or premises existing at the time of the passage of this chapter, certifying after inspection that the building or premises conform to the provisions of this chapter and Chapter 136.
- E. It shall be the duty of the Construction Official to issue a resale certificate (or new tenant certificate) within 10 days after a request for the same shall be filed in his office by any owner, after having determined that the building and the proposed use thereof conform to all the requirements herein set forth.
- F. Any person convicted of violating any of the provisions of this section shall be fined a sum not to exceed \$1,000 or imprisoned in the county jail for a period not to exceed thirty (30) days, or both.

Section 232-15. Application for Resale Certificates (or new tenant certificate).

The application for a resale certificate or new tenant certificate shall contain the following information:

- A. Purpose (sale or rental).
- B. Proposed date of sale or rental.
- C. Property address.
- D. Block and lot.
- E. Owner name(s) and address.
- F. Contact person name and phone number.
- G. Purchaser/tenant name and address.
- H. Delineation and quantity of existing rooms/spaces.
- I. Delineation and quantity of existing detached structures.
- J. Maximum permitted occupancy.
- K. Notarized signature of owner.
- L. Notarized signature of purchaser/tenant.
- M. Certificate of smoke detector and carbon monoxide alarm (CSDCMAC).

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.

Introduced: August 18, 2026

Adopted:

Attest

Approved