



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 01/05/21 08:00 PM

Department: Township Clerk

Category: Amend

DOC ID: 6358 B

ORDINANCE (ID # 6358)

Ordinance No. 36-2020 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 29C OF THE CODE OF THE TOWNSHIP OF TEANECK, ENTITLED “RENT CONTROL” WITH RESPECT TO VACANCY DECONTROL BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #36-2020 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 29C OF THE CODE OF THE TOWNSHIP OF TEANECK, ENTITLED “RENT CONTROL” WITH RESPECT TO VACANCY DECONTROL

BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #36-2020 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

HISTORY:

12/22/20 Township Council INTRODUCED

Councilwoman Romney-Rice inquired to the purpose of this ordinance and Deputy Mayor Katz went over the spirit behind such - explaining it is a much needed update to an outdated policy within the Township.

Councilman Kaplan offered an amendment to the introduced ordinance #36-2020 to include that “Pursuant to Section 29C-4, this chapter shall not apply to units created after May 31, 1973”.

Council agreed to consider this amendment, abstained by Councilwoman Romney-Rice.

COMMENTS - Current Meeting:

- 1) Alan Sohn - opined that rent control is an important factor in lifestyle in a community.
- 2) Dr. Charles Powers - implored Council to delay vote on this ordinance

Councilman Kaplan explained the difference between Affordable Housing & Rent Control and how they both benefit many individuals.

Deputy Mayor Katz shared his experience with Rent Control and spoke in support of the ordinance. He detailed that this ordinance does not raise any rent on tenants. Councilwoman Romney-Rice and Deputy Mayor Katz conversed on the purpose of Rent Control and preserving quality but reasonable housing stock in the Township.

Deputy Mayor Schwartz reiterated that no rent will be raised on regulated properties; and during COVID-19 evictions are on a moratorium in NJ.

RESULT:	ADOPTED BY CONSENT VOTE [6 TO 0]
MOVER:	James Dunleavy, Mayor
SECONDER:	Michael S Pagan, Councilman
AYES:	Katz, Schwartz, Orgen, Dunleavy, Kaplan, Pagan
ABSTAIN:	Gervonn Romney Rice

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

ORDINANCE NO. 36-2020 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 29C OF THE CODE OF THE TOWNSHIP OF TEANECK, ENTITLED “RENT CONTROL” WITH RESPECT TO VACANCY DECONTROL BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TEANECK THAT ORDINANCE #36-2020 PASS UPON SECOND AND FINAL READING AND THAT THE TOWNSHIP CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ADVERTISE THE SAME ACCORDING TO LAW AND TO PROVIDE THE APPROPRIATE NOTICES IN ACCORDANCE WITH LAW.

BE IT ORDAINED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, as follows:

SECTION 1. Paragraph (b) of Section 29C-8, Vacancy Decontrol, of Chapter 29C, Rent Control, of the Code of the Township of Teaneck, is hereby amended to read in full as follows:

(b) When a dwelling unit becomes vacant, any landlord who wishes to have said vacated dwelling unit no longer be subject to the within chapter must:

- 1) Submit a sworn affidavit filed with the AMO either by personal service or by certified mail, return receipt requested, identifying the dwelling unit number and address and the date upon which the dwelling unit became vacant and stating that the dwelling unit became vacant either as a result of the existing tenant voluntarily vacating the dwelling unit or as a result of an eviction for cause in accordance with New Jersey Statute;
- 2) Pay a filing fee of \$500, which fee will be deposited into the Township HYATT/Social Services Fund.

Upon the filing of such affidavit and payment of said fee with the AMO, the dwelling unit so vacated shall no longer be subject to the within chapter.

- 3) Pursuant to Section 29C-4, this chapter shall not apply to units a created after May 31, 1973.

SECTION 2. Prior Inconsistent Ordinances Superseded

All ordinances or parts of ordinances contrary or inconsistent with this ordinance are hereby superseded.

SECTION 3. Invalidity.

If any section of this ordinance be adjudged invalid or unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the same shall not affect the validity of the ordinance as a whole or any other section or provision hereof.

SECTION 4. Effective Date.

This ordinance shall take effect twenty (20) days following passage and publication, or otherwise as provided by law.

ATTEST:

Doug Ruccione
Township Clerk

Dr. James Dunleavy,
Mayor