

LEGAL NOTICE
BOROUGH OF RINGWOOD
COUNTY OF PASSAIC
NEW JERSEY

Ordinance No. 2015-#02

AN ORDINANCE ESTABLISHING CHAPTER XIV ENTITLED "MAINTENANCE OF VACANT AND ABANDONED RESIDENTIAL PROPERTIES DURING FORECLOSURE" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RINGWOOD, COUNTY OF PASSAIC, STATE OF NEW JERSEY TO PROVIDE FOR THE MAINTENANCE OF VACANT RESIDENTIAL PROPERTIES DURING FORECLOSURE PURSUANT TO THE AUTHORITY OF P. L. 2014, CHAPTER 35

NOTICE is hereby given that the ordinance published herewith was introduced and passed first reading at a Business Meeting of the Municipal Council of the Borough of Ringwood, in the County of Passaic, New Jersey held at the Violet E. Bogert Municipal Annex, 60 Margaret King Avenue, Ringwood, New Jersey on Tuesday, March 3, 2015, and will be considered for final passage at a Business Meeting of said Municipal Council of the Borough of Ringwood to be held on Thursday, March 19, 2015 at 8:00 pm, or as soon thereafter as same can be considered, at the Violet E. Bogert Municipal Annex, 60 Margaret King Avenue, Ringwood, New Jersey, at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning same. During the week prior and up to the time of public hearing, copies of said Ordinance will be available to the members of the general public who request same.

KELLEY HALEWICZ, RMC
BOROUGH CLERK

1t: Sunday, March 8, 2015
Fees: \$
The Suburban Trends

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BE IT ORDAINED by the Municipal Council of the Borough of Ringwood, County of Passaic, State of New Jersey, that Chapter XIV - Maintenance of Vacant and Abandoned Residential Properties During Foreclosure of the Revised General Ordinances of the Borough of Ringwood is hereby established to include the following provisions:

14.1 Creditor Responsibility.

Pursuant to the provisions of the Public Laws of 2014, Chapter 35, a creditor filing a summons and complaint to foreclose a lien on a residential property that is vacant and abandoned, whether the filing of the summons and complaint is made before or after the determination that the property is vacant and abandoned, shall be responsible for the care, maintenance, security and upkeep of the exterior of the residential property. This obligation applies whether the determination that the property is vacant and abandoned is made by the public officer pursuant to the provisions of this Chapter, Chapter 13 of this Code, pursuant to the provisions of N.J.S.A. 2A:50-73, or otherwise.

14.2 Notice to Creditor; Time to Correct Violations.

If the public officer, or other authorized municipal official, determines that a creditor obligated to care, maintain, secure and keep up a vacant and abandoned property has failed to do so in violation of the provisions of this Chapter or Chapter 13 of this Code the public officer or other authorized municipal official shall issue a notice of violation to the creditor that has filed a summons and complaint to foreclose on the property in question. The notice shall require the person or entity to correct the violation within thirty (30) days of receipt of the notice, or within ten (10) days of receipt of notice if the violation presents an imminent threat to public health and safety. The issuance of this notice shall constitute evidence that a property is "vacant and abandoned" for purposes of N.J.S.A. 2A:50-73.

14.3 Designated Representative of Out-of-State Creditor ; Violation.

An out-of-State creditor shall include the full name and contact information of the State representative or agent in the notice required to be provided to the municipal clerk pursuant to paragraph one of N.J.S.A. 46:10B-51. An out-of-State creditor found by a court of competent jurisdiction to have violated this provision shall be subject to a fine of \$2,500.00 for each day of the violation commencing on the day after the ten (10) day period set forth in paragraph one of N.J.S.A. 46:10b-51 with respect to notifying the municipal clerk that an action to foreclose on the property has been filed.

14.4 Violations and Penalties.

Except as set forth in Section 14.3 and herein, any person, firm, corporation or entity violating any provision of this Chapter or Chapter 13 of this Code shall, upon conviction, be punishable as provided in Chapter 1, Section 1-5 of this Code. A creditor required to care, maintain, secure and keep up a property under this Chapter cited in a notice issued pursuant to Section 14.2 shall be subject to a fine of \$1,500.00 for each day of the violation.

14.5 Additional Notice Required.

Notice of violations of property maintenance, building or other property codes for any property declared vacant and abandoned pursuant to this Chapter shall be given to a foreclosing creditor pursuant to the procedures of Section 14.2 of this code as required by P.L. 2014, c. 35.

14.6 Severability.

Should any section, part of any section, or clause or phrase of this ordinance for any reason be held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance.

14.7 Effective Date.

This Ordinance shall become effective twenty (20) days following final passage and publication as required by law.