**ORDINANCE 14-09**

**ORDINANCE AMENDING WOODCLIFF LAKE CODE § 265-27 PERTAINING**

**TO THE PROPERTY MAINTENANCE – FAILURE TO COMPLY;**

**ABATEMENT BY BOROUGH ORDINANCE**

**Section 1.** **Purpose & Authority.** Pursuant to N.J.S.A. 40:48-2, 40:49-2, and N.J.S.A. 40A:14-118, the Woodcliff Lake Governing Body hereby amends Section 265-27 of the Woodcliff Lake Code to update the Property Maintenance , failure to comply; abatement by Borough Ordinance.

 **Section 2.** **Table of Organization.** Section 265-27 is hereby amended as follows. Additions are highlighted; deletions are in strikethrough.

Notwithstanding any other remedy in this chapter, where the abatement of any condition, the correction of a defect in the premises, or the performance of work necessary to place premises in a proper condition, so as to conform to this chapter, or any other ordinance of the Borough or applicable laws of the State of New Jersey, shall not have been completed within the period required by the notice from the Enforcement Officer, the Enforcement Officer shall engage the services of a contractor to perform any and all maintenance required to bring the property in full conformance with this chapter. The full cost of the work, plus a fine not to exceed $2,000.00 per offense, shall become a lien against the premises, collectible as provided by law. The final statement shall be filed with the Tax Collector of the Borough, who shall be responsible for the collection, and a copy of the report and statement shall be sent by certified mail, return receipt requested, to the owner.

**Section 3. No New Rights/No Vacancies.** Unless expressly stated otherwise or required by law, this ordinance shall not create any rights that did not exist before this ordinance and this ordinance shall not be deemed to create any vacancies unless the law requires otherwise.

**Section 4. Repealer.** All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

 **Section 5.** **Savings and Construction.** This ordinance shall be construed consistent with the purpose stated in section 1 hereof. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Woodcliff Lake Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Woodcliff Lake Code.

 **Section 6. Effective Date.** This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

Deborah Dakin

Acting Borough Clerk