

CITY OF PASSAIC

ORDINANCE NO. 1823-10

**ORDINANCE AMENDING CHAPTER 231 OF THE
CODE OF THE CITY OF PASSAIC "RENT CONTROL"**

WHEREAS, the City Council established a rent leveling board to hear and decide issues concerning rent control; and

WHEREAS, the members of the board are selected for a one year term, which does not give board members time to become familiar with the issues and can create a turnover of board members each year; and

WHEREAS, the Council seeks to lengthen the term of board members and establish a process for the appointment of these members.

NOW, THEREFORE, BE IT ORDAINED as follows:

SECTION ONE

Section 231-8 Rent Leveling Board shall be eliminated in its entirety and the following substituted therefore:

A. There is hereby created a Rent Leveling Board within the City of Passaic. Said Board shall consist of three (3) regular members. The regular members shall be a landlord, tenant, and expert member of the general public. All members must be residents of Passaic. The terms of regular members shall be four (4) years. Each member shall serve without compensation.

B. There shall be three alternate members including one tenant, one landlord and one expert member of the general public, all of whom must be residents of the City of Passaic. The terms of said alternate members of the Board shall be for a period of four years. In the event that a permanent member is absent or unavailable for a meeting then the member appointed in the same category, ie. tenant and alternate tenant, landlord and alternate landlord or expert and alternate expert shall replace the permanent member. In no case shall an alternate member replace the member of a different category at any meeting. Each alternate member shall serve without compensation.

C. The City Council, by majority vote, shall select all regular and alternate board members, and members shall serve until their successor is qualified and appointed. If there are any vacancies on the board, the Council shall fill the seat for the remainder of the term.

D. This ordinance shall take effect on July 1st after the adoption of the ordinance. All current regular and alternate member terms of the Rent Leveling Board at the effective date of this ordinance shall end.

SECTION TWO

If any section or provision of this ordinance shall be held invalid in any court, the same shall not affect the other sections or provisions of this ordinance except so far as the section or provision so declared invalid and shall be inseparable from the remainder or any portion thereof.

SECTION THREE

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION FOUR

This ordinance shall take effect upon final passage and publication as provided by law.

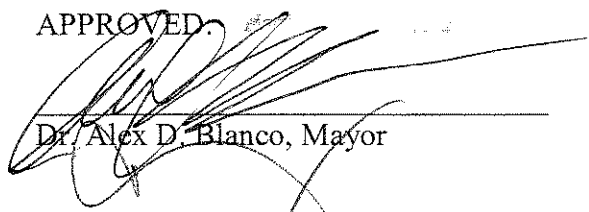
INTRODUCED BY COUNCILPERSON: Daniel Schwartz

SECONDED BY COUNCILPERSON: Kenneth Lucianin

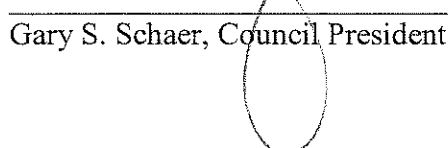
Record of Council Vote on Final Passage	Aye	Nay	Abstain	Absent
COLÓN-MONTAÑEZ, M.	x			
GARCIA, J.	x			
LOVE, T.	x			
LUCIANIN, K.	x			
MUNK, C.	x			
SCHAER, G.	x			
SCHWARTZ, D.	x			

Adopted on first reading at a meeting of the Council of the City of Passaic, NJ on February 9, 2010. Adopted on second and final reading after hearing on March 9, 2010.

APPROVED.



Dr. Alex D. Blanco, Mayor



Gary S. Schaer, Council President

March 10, 2010

Date



Annada D. Curling, City Clerk