

**County of Bergen  
TOWNSHIP OF SOUTH HACKENSACK**

**Ordinance No. 2025-16**

**AN ORDINANCE AMENDING CHAPTER 208 OF THE CODE OF THE TOWNSHIP OF  
SOUTH HACKENSACK, ENTITLED “ZONING”**

**WHEREAS**, Chapter 208 of the Code of the Township of South Hackensack sets forth all regulations regarding Zoning within the Township of South Hackensack; and,

**BE IT ORDAINED**, by the Township Committee of the Township of South Hackensack, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Delete and Replace Section 208-37 with the following:

- A. Eligibility. Any tenant who receives a notice of eviction pursuant to N.J.S.A. 2A:18-61.2 that results from zoning or code enforcement activity for an illegal occupancy which the landlord must correct, pursuant to N.J.S.A. 2A:18-61.19(g), as a result of being cited for local or state housing inspectors or zoning officers, and it is infeasible to correct such illegal occupancy without removing the tenant, shall be considered a displaced person and shall be entitled to relocation assistance in an amount equal to six times the monthly rent paid by the displaced person. The landlord shall also be required to return any and all security deposits and any and all prorated rent to the tenant upon notification by the Zoning Enforcement Officer that the rented conversion must be vacated.
- B. Liability of payment. The owner-landlord of this structure shall be liable for the payment of relocation assistance pursuant to this section.
- C. Creation of relocation fund. Upon passage of this chapter, the Township of South Hackensack shall create a revolving relocation fund. Monies appropriated from the fund shall be used by the Township of South Hackensack to provide relocation assistance pursuant to P.L. 1971, C. 362 (N.J.S.A. 20:4-1).
- D. Payment by Township. The Township of South Hackensack may pay relocation assistance from the Township’s Relocation Assistance Fund to any displaced person that has not received the required payment from the owner-landlord of the structure at the time of eviction.
- E. Reimbursement to Township by landlord. All relocation assistance costs incurred by the Township of South Hackensack pursuant to this article shall be repaid by the owner-landlord of the structure within 45 days to the municipality in the same manner as relocation costs are billed pursuant to N.J.S.A. 20:4-4.1 and 4.2.
- F. Deposit of reimbursement. All repayments shall be deposited into the Township’s Relocation Assistance Fund.

- G. Landlord fines. The Township of South Hackensack may, after a hearing held by the Township Committee, impose upon the owner-landlord, for a second or subsequent violation for an illegal occupancy, a fine equal to the annual tuition cost of any resident of the illegally occupied unit attending a public school, which fine shall be recovered in a civil action by a summary proceeding in the name of the Township of South Hackensack, pursuant to N.J.S.A. 2A:58-10 et. seq.
- H. Jurisdiction. The Municipal Court and the Superior Court shall have the jurisdiction of proceedings for the enforcement of the penalty provided by this chapter, pursuant to N.J.S.A. 2A:18-61.1(g).
- I. Cumulative. The provisions of this section are meant to be cumulative to any and all other violations and penalties as provided by this chapter.

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, and upon completion of all outstanding cases.

Introduction: December 11, 2025

Motion: Encarnacion

Second: Brugger

Roll Call Vote: Anzevino, Brugger, Cagas, Encarnacion & Perdomo

**Adoption: Sine Die Meeting January 7, 2026**

Motion: Anzevino

Second: Perdomo

Roll Call: Anzevino, Brugger, Cagas, Encarnacion & Perdomo  
January 7, 2026

Approved:

Attest:

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James Anzevino, Mayor

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Donna L. Gambutti, Municipal Clerk