

ORDINANCE NO. 3656-23

**ORDINANCE TO AMEND SECTION 131-7 E (5)(B) OF THE BOROUGH CODE
ENTITLED “FAÇADE TREATMENTS AND MATERIALS”**

WHEREAS, the Governing Body of the Borough of Rutherford believes it is in the best interest of the Borough to amend and revise Section 131-7 E(5)(B) of the Borough Code entitled “FAÇADE TREATMENTS AND MATERIALS” as set forth herein.

BE IT ORDAINED by the Mayor and Council of Rutherford, County of Bergen, State of New Jersey, as follows:

Section 1:

Section 131-7 E (5)(b) Facade treatments and materials.

[1]

When façade changes are made, hidden architectural elements and original materials shall be restored or replaced to match the original architecture of the building where practicable and if reasonable. Existing, architecturally significant elements shall not be covered or hidden.

[2]

In any historic structure, materials that were not available in the era of the building's original construction shall not be used, except where reproduction materials make historic details replaceable that otherwise might not be replaceable.

[3]

~~Unless original, artificial foam stone, brick face systems, cement parging, stucco, shingles or shakes are not permitted.~~ Residentially scaled, horizontal vinyl or aluminum siding and exterior insulation finishing systems (EIFS) are not permitted.

[4]

Where the historic construction was brick, stone or stucco, the original masonry and mortar shall be uncovered, repaired, and restored, or replaced with historically correct construction products where practicable and if reasonable. The original color and texture of masonry surfaces shall be restored.

[5]

Old mortar shall be duplicated in color, texture and bonding strength so as to avoid damage to masonry.

[6]

All painting and paint colors shall require approval. Painting of masonry is prohibited. It may be considered when stained or missing masonry cannot be restored to a neat and clean appearance by reasonable means. Colors must be selected to match the section of the Sherwin-Williams Preservation Palette and/or the Benjamin Moore Historical Collection that is appropriate for the architectural style and period of the original building. Vibrant colors in the preservation palette shall only be used for trim and should be used to accentuate trim and other architectural elements such as windows, doors and cornices. Only satin, flat finish or eggshell finish shall be used on the body of the building.

[7]

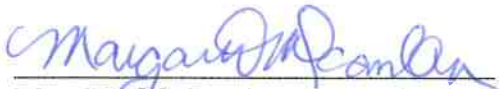
Facades shall be cleaned with the gentlest materials possible in order to prevent damage to the façade of the existing building. **All facades shall be maintained in a clean condition and shall be maintained free of animal excreta.**

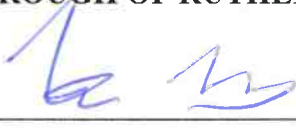
Section 2. This ordinance will take effect immediately upon passage.

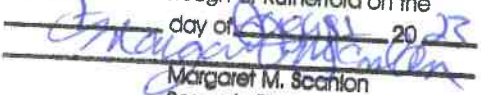
Section 3. All prior ordinances that are inconsistent with this ordinance are repealed.

ATTEST:

BOROUGH OF RUTHERFORD


Margaret M. Scanlon, Borough Clerk


Frank Nunziato, Mayor

I hereby certify that this is a true and exact copy
of an ordinance adopted by the Mayor and
Council of the Borough of Rutherford on the
____ day of August, 2023

Margaret M. Scanlon
Borough Clerk