

**TOWNSHIP OF HARDYSTON  
ORDINANCE # 2015-12**

**AN ORDINANCE OF THE COUNCIL OF THE TOWNSHIP OF  
HARDYSTON AUTHORIZING THE SALE OF REAL  
PROPERTY KNOWN AS BLOCK 67.11, LOT 11 AS PART OF  
THE TOWNSHIP'S MARKET TO AFFORDABLE HOUSING  
PROGRAM**

**Purpose Statement:**

The purpose of this Ordinance shall be to authorize the sale of real property known as 1 Spruce Run, Block 67.11, Lot 11 in the Township of Hardyston to Buyer, as part of the Township's market to affordable housing program.

**WHEREAS**, the Township owns Block 67.11, Lot 11, 1 Spruce Run ("the property") in the Township of Hardyston ("Township" or "Hardyston"); and

**WHEREAS**, the property is a low-income housing unit that the Township desires to convey to Jennifer Castaldi and John Castaldi, of 33 Hummingbird Trail, Highland Lakes, NJ 07422 ("the Buyer") as part of the Township's Market to Affordable Housing Program; and

**WHEREAS**, the Township Council has determined that it should convey the property to the Buyer as part of the Township's Market to Affordable Housing Program for the purpose of addressing the Township's affordable housing obligations pursuant to the Township's Housing Element and Fair Share Plan and the New Jersey Council on Affordable Housing ("COAH") Substantive Rules (N.J.A.C. 5:97-1 et seq.).

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Hardyston that the Township shall convey 1 Spruce Run, Block 67.11, Lot 11 in the Township to Buyer, Jennifer Castaldi and John Castaldi, for consideration in the amount of \$123,830, and in accordance with the terms of a Contract for Sale to be executed by the Buyer and the Township.

**NOW, THEREFORE, BE IT FURTHER ORDAINED**, that the Mayor and Council of the Township of Hardyston, the Township Manager and Clerk, the Township Housing Liason, and Vogel, Chait, Collins and Schneider, P.C., as Special Counsel to the Township of Hardyston are

hereby authorized to prepare and execute any and all documentation to effectuate the sale of the property described herein.

**Severability.**

If any section, paragraph, subdivision clause or provision of this Ordinance shall be judged invalid, such adjudication shall apply only to that section, paragraph, sub-division, clause or provision and the remainder of the Ordinance shall be deemed valid and effective.

**Effective Date.**

This ordinance shall take effect after publication and passage in accordance with law.

HARDYSTON TOWNSHIP

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Jane Bakalarczyk, Township Clerk

Dated: May 27, 2015

**NOTICE**

**PLEASE TAKE NOTICE** that notice is hereby given that the above ordinance was introduced and passed at the regular meeting of the Hardyston Township Council held at the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey, on April 22, 2015. The same came up for final adoption at a meeting of the Township Council of the Township of Hardyston held on May 27, 2015, and after all persons present were given the opportunity to be heard concerning the same, it was finally passed, adopted and will be in full force and effect in the Township according to law.

**BY ORDER OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HARDYSTON.**

**JANE BAKALARCZYK, RMC/CMC  
TOWNSHIP CLERK**