

TOWNSHIP OF HARDYSTON

ORDINANCE #2020-07

AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX AND STATE OF NEW JERSEY TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR THE PURPOSE OF ACQUIRING UNITS AS PART OF THE TOWNSHIP'S AFFORDABLE HOUSING PROGRAM

WHEREAS, the Township desires to acquire single-family properties to be resold as affordable housing units pursuant to the Township's Housing Element and Fair Share Plan and the New Jersey Council on affordable Housing's Substantive Rules (N.J.A.C. 5:97); and

WHEREAS, the property designated as Lot 1.11 in Block 67.07 ("the property") on the Hardyston Township Tax Map, and known as 22 Sundance Terrace was purchased as an affordable housing unit in 2015, and

WHEREAS, the owner of the property notified the Township of their intent to resell the unit pursuant to the restrictions in the recorded deed; and

WHEREAS, the unit has been actively marketed by the Township for more than 90 days and a qualified purchaser has not been contracted to purchase the unit; and

WHEREAS, the owner has been granted a hardship waiver to sell the unit has a market rate unit and or sell the unit back to the Township for the purposes of affordable housing; and

WHEREAS, the Township Council has determined that it should acquire the said property in order for the unit to remain an affordable unit for the purpose of addressing the Township's Affordable Housing obligation; and

WHEREAS, the Chief Financial Officer has certified that funds are available for these acquisitions.

NOW, THEREFORE, BE IT ORDAINED, by the Hardyston Township Council as follows:

SECTION 1. The Township shall acquire the real property designated as Lot 1.11 in Block 6.07, 22 Sundance Terrace by purchasing same from the record owners in consideration of \$119,368 and the Clerk, Manager, Mayor, Housing Liaison and Township Attorney are authorized and directed to take all steps necessary to execute all documents required for these purchases.

SECTION 2. All ordinances of the Township of Hardyston which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

SECTION 4. This Ordinance may be renumbered for purposes of codification.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

ATTEST:

TOWNSHIP OF HARDYSTON
COUNTY OF SUSSEX
STATE OF NEW JERSEY

Jane Bakalarczyk, Clerk

Stanley J. Kula, Mayor

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 October 28, 2020. The same came up for final adoption at a meeting of the Township Council of the Township of Hardyston held on November 18, 2020, 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.

Jane Bakalarczyk, RMC/CMC
Municipal Clerk