

ORDINANCE 2026-17

**TOWNSHIP OF HARDYSTON
SUSSEX COUNTY, NEW JERSEY**

**ORDINANCE OF THE TOWNSHIP OF HARDYSTON, IN THE COUNTY OF
SUSSEX AND STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION
OF A CORRECTIVE QUITCLAIM DEED TO RICHARD S. POPPER FOR
THE PROPERTY DESIGNATED AS BLOCK 15, LOT 15 ON THE TAX MAP
OF THE TOWNSHIP OF HARDYSTON**

WHEREAS, the Township of Hardyston ('Township') on November 1, 1982 took ownership of Tax Sale Certificate No. 82-4 (the 'Tax Sale Certificate'), for delinquent taxes concerning the property located at Block 15, Lot 15 on the tax map of the Township of Hardyston (the 'Property'), owned at the time by Pleasant Valley Lake, Inc.; and

WHEREAS, the Township subsequently initiated a foreclosure action on the Tax Sale Certificate in the Superior Court of New Jersey, Chancery Division, Sussex County, under Docket No. F-5607-86 (the "Foreclosure Proceeding"); and

WHEREAS, on February 9, 1987, the Township obtained final judgment in the Foreclosure Proceeding; and

WHEREAS, by deed dated February 9, 1987, Pleasant Valley Lake, Inc. sold the property in question to Richard S. Popper, said Deed being recorded on February 23, 1987 in Deed Book 1435 at page 104; and

WHEREAS, on February 6, 1987, payment had been made to the Township, in the amount of \$15,459, for the redemption of the Tax Sale Certificate; and

WHEREAS, the Township had accepted payment for the redemption of the Tax Sale Certificate, yet failed to either record cancellation of the Tax Sale Certificate or intervene in the Foreclosure Proceeding to prevent the entry of final judgment; and

WHEREAS, the Township's Tax Collector confirms that the Township's current records indicate that Richard S. Popper is listed as the owner of the Property and that all real estate taxes are and have been paid and up to date; and

WHEREAS, the Township processed the redemption of the Tax Sale Certificate, honored the deed of February 9, 1987, and accepted Richard S. Popper's ownership of the Property; and

WHEREAS, Richard S. Popper has applied to the Township for the execution of a quitclaim deed formally conveying ownership of the Property from the Township to Mr. Popper, for purposes of clarifying his ownership in the Property's chain of title; and

WHEREAS, the Township Tax Collector, Township Manager, and Township Attorney have reviewed this matter and recommend that the Township Council authorize the execution of a

quitclaim deed to Richard S. Popper for the property known as Block 15, Lot 15 on the tax map of the Township of Hardyston.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Hardyston, in the County of Sussex, and State of New Jersey, as follows:

1. The Township Attorney is hereby authorized to prepare a quitclaim deed conveying the property located at Block 15, Lot 15 on the Township tax map to Richard S. Popper, for execution by the Township (the 'Conveyance').
2. The Mayor, Township Manager, Township Attorney, Township Clerk, and all other relevant Township Officials are authorized to take all necessary steps in order to effectuate the Conveyance.
3. If any article, section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.
4. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Hardyston, the provisions hereof shall be determined to govern.
5. This Ordinance shall take effect immediately upon final passage and publication according to law.

ATTEST:

TOWNSHIP OF HARDYSTON
COUNTY OF SUSSEX
STATE OF NEW JERSEY

Jane Bakalarczyk, Township 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 August 26, 2026.

Jane Bakalarczyk, RMC/CMC
Municipal Clerk