

**TOWNSHIP OF HARDYSTON
ORDINANCE # 2026-18**

**AN ORDINANCE OF THE COUNCIL OF THE TOWNSHIP OF
HARDYSTON AUTHORIZING THE SALE OF REAL
PROPERTY KNOWN AS BLOCK 67.07, LOT 1.11, 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 22 Sundance Terrace, Block 67.07 Lot 1.11 in the Township of Hardyston to Buyer, Arlene Garcia, as part of the Township's market to affordable housing program.

WHEREAS, the Township owns Block 67.07 Lot 1.11, 22 Sundance Terrace ("the property") in the Township of Hardyston ("Township" or "Hardyston"); and

WHEREAS, the property is a moderate-income housing unit that the Township desires to convey to Arlene Garcia, 55 Franklin Street, 2nd Floor, Bloomfield, NJ 07003 ("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 Block 67.07 Lot 1.11, 22 Sundance Terrace in the Township of Hardyston to Buyer Arlene Garcia, for consideration in the amount of \$158,246.00, 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

Thomas Collins of Price, Meese, Shulman & D'Arminio, 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

Jane Bakalarczyk, Township Clerk

Dated: September 23, 2026

NOTICE

TAKE NOTICE that the above entitled ordinance was introduced at a regular meeting of the Mayor and Township Council of the Township of Hardyston, County of Sussex, New Jersey, held on September 23, 2026 and will be considered for final passage after public hearing at a workshop meeting of the Township Council to be held on October 14, 2026 at 6:00 p.m. in the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey. During the preceding week, copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public.

HARDYSTON TOWNSHIP

Jane Bakalarczyk, Township Clerk