

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

AN ORDINANCE AMENDING ORDINANCE #21-2022 PROVIDING FOR THE ACQUISITION OF DEED RESTRICTIONS ON HOUSING UNITS SHOWN ON THE OFFICIAL TOWNSHIP TAX MAP AS BLOCK 95, LOTS 12.005, 12.399 AND 12.401 BY THE TOWNSHIP OF READINGTON IN THE COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #12-2023

BE IT ORDAINED by the Township Committee of the Township of Readington, in the County of Hunterdon and State of New Jersey, that Ordinance #21-2022 entitled “An Ordinance Providing for the Acquisition of Deed Restrictions on Housing Units Shown on the Official Township Tax Map as Block 95, Lots 12.005, 12.399 and 12.401 by the Township of Readington in the County of Hunterdon, New Jersey” is hereby amended as follows: (new language appears thus; deleted language appears ~~thus~~):

Section 1. In accordance with N.J.S.A. 40A-12-5 et seq., authorizing acquisitions of real property, including easements and restrictions, for public purposes, the acquisition of affordable housing deed restrictions is hereby authorized on certain housing units known as Block 95, Lot 12.005 (5 Owl Court - 2 bedrooms), Lot 12.399 (399 Ferncrest Court- 2 of 3 Bedrooms) and Lot 12.401 (401 Ferncrest Court- 2 Bedrooms), all of which are homes owned by ARC Properties of Hunterdon, LLC. Deed restrictions on these properties are being purchased as part of the Township’s Housing Element and Fair Share Plan, Settlement Agreement with Fair Share Housing Center and Final Judgment of Compliance and Repose issued by the Superior Court of New Jersey on March 28, 2022. In furtherance of this objective, the Mayor, Deputy Mayor, Administrator, Clerk and Township Attorney are all authorized and directed to take all reasonable, necessary and lawful steps, together with the execution of any and all necessary agreements, including but not limited to affordable housing agreements and restrictions, mortgage documents, toward the acquisition of the deed restrictions on the aforementioned properties, in the manner and subject to the terms and conditions specified above, and are further authorized and directed to make payment to the owner of the aforementioned properties an amount equal to \$35,000.00 per bedroom for a total of \$210,000 in consideration of executing a ~~fifty year plus (50+)~~ deed restriction for a period of at least thirty (30) years on each affordable unit which, per UHAC rules and regulations, is automatically extended until the municipality elects to release it via ordinance. Costs and expenses are also authorized for this acquisition in an amount not to exceed \$3000.

Section 2. Funding for this purchase was authorized by Ordinance # 10-2018 adopted on July 2, 2018 and by Ordinance #11-2019 adopted on May 6, 2019, and from the Township’s Affordable Housing Trust Fund which provides for a specific dedication to funds to 399 Ferncrest Court, in accordance with the Township’s Court- approved Amended Spending Plan adopted on November 2, 2020.

Section 3. If the provision of any article, section, subsection, paragraph, or clause of this Ordinance is adjudged to be invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of this Ordinance and to this, end the provisions of this Ordinance are hereby declared to be severable.

Section 4. This Ordinance shall become effective immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

THE MEETING OF THE TOWNSHIP COMMITTEE ON **MAY 15, 2023** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **JUNE 5, 2023** AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK