

**ORDINANCE NO. 26-02
AFFORDABLE HOUSING ORDINANCE**

TOWNSHIP OF HARDWICK, WARREN COUNTY

AN ORDINANCE OF THE TOWNSHIP OF HARDWICK, WARREN COUNTY AMENDING AND SUPPLEMENTING CERTAIN SECTIONS OF CHAPTER 13, ARTICLE III ENTITLED “ZONING DISTRICTS, RULES AND REGULATIONS,” OF THE TOWNSHIP’S CODE TO AMEND THE AREA AND BULK REGULATIONS FOR THE LOW DENSITY RESIDENTIAL (LD) ZONE DISTRICT

WHEREAS the Township of Hardwick Land Use Board adopted a Fourth Round Housing Element and Fair Share Plan (“HEFSP”) on June 18, 2025, pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1, *et seq*), and the Township Mayor and Committee endorsed the HEFSP on June 18, 2025, via Resolution #2025-39; and

WHEREAS the Fourth Round HEFSP accounts for several proposed affordable housing mechanisms to provide for the creation of very-low, low-, and moderate-income units in accordance with applicable regulations to address its Fourth Round Prospective Need obligation of 29 units;

WHEREAS one such proposed mechanism included in the Township’s Fourth Round HEFSP is an increase in the permitted residential density and decrease in the minimum lot size for the Township’s Low-Density Residential Zone (the “LD” Zone);

WHEREAS the Township must adopt an implementing ordinance amending the area and bulk regulations for the aforementioned zoning district for affordable housing in accordance with the timelines set forth in the FHA as most recently amended;

WHEREAS the Township Mayor and Committee agree to amend the LD Zone’s area and bulk regulations; and

WHEREAS this Ordinance shall apply except where inconsistent with applicable law.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Hardwick, Warren County, New Jersey, that Chapter 13, Article III, entitled “Zoning Districts, Rules and Regulations,” be amended to read as follows:

Section 1: Chapter 13-12.2, entitled “Area and Bulk Regulations,” is hereby amended as follows (additions noted in bold italic *thus* and deletions notes in strikethrough ~~thus~~):

- a. Maximum gross density: one-tenth (0.1) unit per acre, **except when developed as an inclusionary housing site with a 20% affordable unit set aside, an increased density of fourteen hundredths (0.14) units per acre is permitted.**¹

¹ Editor’s Note: Rounding shall not apply. For example, 14.7 acres x 0.1 unit per acre = 1.47 units, which equals one unit, not 2, and 14.7 acres x 0.14 unit per acre = 2.058 units, which equals 2 units.

- b. Minimum lot size: three acres, **except when developed as an inclusionary housing site with a 20% affordable unit set aside, in which case a minimum lot size of two (2) acres is permitted.**

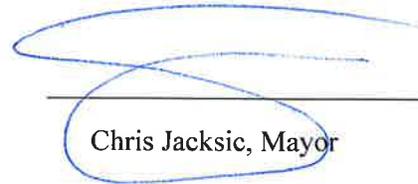
Section 2. Repealer. All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. Severability. If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

Section 4. Effective Date. This ordinance shall take effect upon its passage and publication, as required by law.

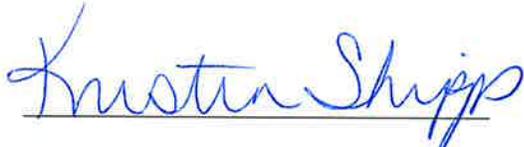
INTRODUCED the 18 day of February, 2026.

ADOPTED the 11 day of March, 2026.



Chris Jacksic, Mayor

ATTEST:



Kristin Shipps, RMC, RCM, Township Clerk