

**RESOLUTION 2026-35**

**TOWNSHIP OF HARDWICK, WARREN COUNTY**

**A RESOLUTION OF THE TOWNSHIP OF HARDWICK, WARREN COUNTY  
APPOINTING ACUITY CONSULTING SERVICES AS THE DESIGNATED  
ADMINISTRATIVE AGENT FOR THE YEAR 2026**

**WHEREAS**, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, et seq.) (“FHA”), the Township of Hardwick is implementing a program to provide affordable housing units to low-and moderate-income households within the Township; and

**WHEREAS**, the Township’s Affordable Housing Ordinance sets forth the dues of the Administrative Agent that requires an Administrative Agent to administer the Township’s affordable housing units in accordance with the requirements of the FHA, N.J.A.C. 5:99-1 et seq. and N.J.A.C. 5:80-26.1 et seq. (Uniform Housing Affordability Controls or “UHAC”).

**WHEREAS**, pursuant to N.J.A.C. 5:93-1 et seq. and UHAC, Hardwick is required to appoint an Administrative Agent for administration of the Township’s affordable housing units.

**NOW THEREFORE BE IT RESOLVED**, by the Township of Hardwick, County of Warren, State of New Jersey, that the Township of Hardwick hereby appoints Acuity Consulting Services as the Administrative Agent for the administration of the Township’s affordable housing units for the year 2026.

**CERTIFICATION**

I hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by the Township Committee of the Township of Hardwick, in the County of Warren, New Jersey, at a meeting held on May 12, 2026.



Kristin Shipps, RMC, RCM, Township Clerk

**TOWNSHIP OF HARDWICK  
WARREN COUNTY, NEW JERSEY**

**RESOLUTION NO. 2026-34**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
HARDWICK ENDORSING THE REVISION AND AMENDMENT TO THE  
FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN  
AS APPROVED BY THE HARDWICK TOWNSHIP LAND USE BOARD**

**WHEREAS**, the Hardwick Township Land Use Board (hereinafter “Land Use Board”) previously adopted the Fourth Round Housing Element and Fair Share Plan (hereinafter “HEFSP”) for the Township of Hardwick on June 18, 2025; and

**WHEREAS**, the Land Use Board, at its duly noticed public meeting held on March 12, 2026, reviewed and approved a Revision and Amendment to the adopted HEFSP by Resolution No. LUB-2026-\_\_\_ (hereinafter “Amended HEFSP”); and

**WHEREAS**, the Amended HEFSP includes an expanded discussion of the Durational Adjustment, incorporating two (2) new subsections entitled “Municipal Commitment to Reserve New Public Water and/or Sewer Capacity” and “Municipal Commitment to Assist in the Provision of Public Water and Sewer,” consistent with N.J.A.C. 5:93-4.3(c)(1); and

**WHEREAS**, the Amended HEFSP further revises the Additional Mechanisms section, creating three (3) new subsections entitled “Amended Ordinances and Resolutions,” “New Ordinances and Resolutions,” and “Permitted Density Increase in LD Zone,” consistent with the recently adopted N.J.A.C. 5:99 and N.J.A.C. 5:80-26.1 *et seq.* (Uniform Housing Affordability Controls or “UHAC”) regulations; and

**WHEREAS**, the amendments reflect the Township’s preparation and anticipated adoption of updated affordable housing-related ordinances and resolutions, including an Affordable Housing and Development Fee Ordinance, Spending Plan, Mandatory Set-Aside Ordinance, and resolutions appointing its Administrative Agent and Municipal Housing Liaison; and

**WHEREAS**, the amendments also incorporate a Permitted Density Increase provision for the Township’s Low Density Residential “LD” Zone, consistent with N.J.A.C. 5:97-6.4, providing for a forty percent (40%) increase in permitted density with a minimum lot size of two (2) acres for qualifying inclusionary housing developments; and

**WHEREAS**, the Township Committee has reviewed the Amended HEFSP as approved by the Land Use Board on March 12, 2026, and finds that it is consistent with the Township’s fair share housing obligations, applicable New Jersey law and regulations, and the best interests of the Township of Hardwick and its residents.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Hardwick, Warren County, New Jersey, as follows:

1. The Township Committee hereby endorses and concurs in the approval by the Hardwick Township Land Use Board of the Revision and Amendment to the Fourth Round Housing Element and Fair Share Plan for the Township of Hardwick, as approved by the Land Use Board at its meeting of March 12, 2026.
2. The Township Committee authorizes and directs the Municipal Clerk to file a certified copy of this Resolution with the Superior Court of New Jersey and with the Land Use Board Secretary as part of the Township's housing compliance record.
3. This Resolution shall take effect immediately upon adoption.

\* \* \* \* \*

I, Kristin Shipps, Municipal Clerk of the Township of Hardwick, Warren County, New Jersey, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Committee of the Township of Hardwick at a duly noticed public meeting held on March 12, 2026, at which a quorum was present and voted.

  
Kristin Shipps, RMC  
Municipal Clerk, Township of Hardwick

Date: March 12, 2026

**ADOPTED:**

Ayes: Lovell, Meuse, Jacksic

Nays: None

Abstentions: None

Absent: None