

RESOLUTION 2013-479

RESOLUTION OF THE TOWNSHIP OF BARNEGAT, COUNTY OF OCEAN, STATE OF NEW JERSEY SUPPORTING SENATE BILL S2806/ASSEMBLY BILL A4169

WHEREAS, there is now pending in the New Jersey State Senate S2806 and an identical bill in the New Jersey State Assembly A4169 which would require mortgage lenders to maintain vacant, age restricted dwelling units during foreclosures; and

WHEREAS, this pending legislation would require the mortgage lender, in addition to any other applicable responsibilities under the current provisions of this law with respect to maintaining residential property, shall have the responsibility pursuant to the bylaws of the community to pay the unit's monthly maintenance fee and the unit's share of any other common expenses of administering, maintaining or operating the community; and

WHEREAS, if the mortgage lender fails to pay the monthly maintenance fee or other common expenses or fails to maintain the unit pursuant to the bylaws of the community, the community shall have the same recourse against the creditor as it would have against the title owner of the unit pursuant to the bylaws of the community; and

WHEREAS, Barnegat Township has five (5) adult communities within the Township and the amount of foreclosures has increased in recent months, thus creating a hardship on these communities; and

WHEREAS, this law would help the adult communities financially, and put the burden on the mortgage lender where it ultimately lies.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Barnegat, that it supports S2806/A4169 as it would ease the financial burden on the adult communities of Barnegat Township.

BE IT FURTHER RESOLVED that a certified copy of this resolution is sent to the following; New Jersey State Legislature, Senator James Holzapfel, Senator Christopher J. Connors, Assemblyman David Wolfe, Assemblyman Greg McGuckin and all Ocean County Municipalities.

CERTIFICATION

I, Sharon L. Auer, Municipal Clerk of the Township of Barnegat, County of Ocean, State of New Jersey do hereby certify that the foregoing Resolution was duly adopted by the Township Committee at their regular meeting held on the 16th of December 2013 in the Municipal Complex, 900 W. Bay Avenue, Barnegat NJ 08005

Sharon L. Auer
Acting Municipal Clerk