

**TOWNSHIP OF HAMILTON  
COUNTY OF MERCER, NEW JERSEY**

**ORDINANCE**

No. **22-003**

1ST READING	<u>January 18, 2022</u>	DATE TO MAYOR	<u>                    </u>
2ND READING & PUBLIC HEARING	<u>Feb 1, 2022</u>	DATE RESUBMITTED TO COUNCIL	<u>                    </u>
WITHDRAWN	<u>                    </u>	DATE EFFECTIVE	<u>                    </u>
LOST	<u>                    </u>		

APPROVED AS TO FORM AND LEGALITY

FACTUAL CONTENTS CERTIFIED TO BY

\_\_\_\_\_  
TOWNSHIP ATTORNEY

\_\_\_\_\_  
TITLE

**ORDINANCE AUTHORIZING THE TOWNSHIP OF HAMILTON'S ACQUISITION OF CERTAIN PROPERTY KNOWN AS THE HAMILTON YMCA SUMMER CAMP LAND LOCATED AT 185 SAWMILL ROAD AND DESIGNATED AS BLOCK 2730, LOT 14.01, HAMILTON, NEW JERSEY (Purchase price: \$4,495,000.00)**

*Whereas* the Township of Hamilton remains dedicated in its efforts to preserve farms and open space located in the municipality; and

*Whereas* an approximate 51.35± acre parcel, known as the Hamilton YMCA summer camp land, located at 185 Sawmill Road and designated as Block 2730, Lot 14.01, is currently available for purchase; and

*Whereas* said property was developed into the Sawmill YMCA summer day camp in 2001, and is currently improved with a one-story main building, a separate maintenance garage, three (3) soccer fields, two (2) baseball fields, one (1) accessible baseball field, one (1) in-ground swimming pool and playgrounds, volleyball courts, various pavilions, on-site surface parking and restroom facilities; and

*Whereas* as part of the Township's Green Acres due diligence process, two (2) appraisals have already been completed, and the Township is completing the required Preliminary Site Assessment and Site investigation; and

*Whereas* Mercer County previously completed the property survey for the YMCA, and the Township will use the same survey, certified to Hamilton Township, for its acquisition purposes; and

*Whereas* the Township is seeking a 50% grant reimbursement from Mercer County (2021 application) and a 50% grant reimbursement from Green Acres (2021 application); and

*Whereas* it is in the best interests of the Township to pursue the acquisition of the subject property so as to ensure that the Township continues to preserve open space in a meaningful manner;

*Now, Therefore, Be It Ordained*, by the Council of the Township of Hamilton, in the County of Mercer, and State of New Jersey, that acquisition of the designated land for the specified price, be and hereby is authorized, *subject to*: the Township's receipt of the outside financing necessary to complete the purchase; the receipt of a binding commitment for title insurance at normal premium rates by a title company authorized to do business in the State of New Jersey; the satisfaction of all Green Acres and Mercer County financing conditions; and the fulfillment of the conditions of the contract for sale of real estate to be executed in connection herewith.

*Be It Further Ordained* by the Council of the Township of Hamilton that the proper officials of the Township be and hereby are directed and authorized to enter into a contractual agreement with

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**ORDINANCE AMENDING AND SUPPLEMENTING THE LAND DEVELOPMENT CODE, HAMILTON TOWNSHIP, NEW JERSEY, CHAPTER 160, LAND DEVELOPMENT, ARTICLE V, EXCEPTIONS, MODIFICATIONS AND DEVELOPMENT ALTERNATIVES, SECTION 160-165, AFFORDABLE HOUSING; MUNICIPAL HOUSING LIAISON**

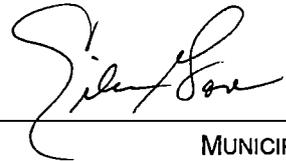
the parties, to execute all requisite documentation necessary to request and receive funding, and to execute all documentation necessary to effectuate the acquisition of the property.

**CERTIFICATION AS TO AVAILABILITY OF FUNDS**

I hereby certify that, as of the date of the Ordinance, the free and unencumbered balance in Account No. \_\_\_\_\_ is sufficient and that there are adequate funds available for the proposed contract noted above, subject to funding from the State of New Jersey and Mercer County.

\_\_\_\_\_  
Kathryn Monzo, Business Administrator/Interim CFO

\_\_\_\_\_  
PRESIDENT

  
\_\_\_\_\_  
MUNICIPAL CLERK

RECORD OF VOTE													
First Reading							Second Reading						
COUNCIL	AYE	NAY	NV	AB	ORD	SEC	COUNCIL	AYE	NAY	NV	AB	ORD	SEC
ANTHONY P. CARABELLI, JR.	✓						ANTHONY P. CARABELLI, JR.						
PASQUALE "PAT" PAPERIO, JR.	✓					✓	PASQUALE "PAT" PAPERIO, JR.						
RICHARD L. TIGHE, JR.				✓			RICHARD L. TIGHE, JR.						
CHARLES F. WHALEN	✓					✓	CHARLES F. WHALEN						
NANCY PHILLIPS	✓						NANCY PHILLIPS						

X - Indicates Vote    A.B. - Absent    N.V. - Not Voting    ORD. - Moved    SEC. - Seconded

REJECTED \_\_\_\_\_

\_\_\_\_\_  
JEFFREY S. MARTIN, MAYOR

\_\_\_\_\_  
DATE

APPROVED \_\_\_\_\_

RECONSIDERED BY COUNCIL \_\_\_\_\_

OVERRIDE VOTE

AYE \_\_\_\_\_ NAY \_\_\_\_\_