

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

ORDINANCE

No. **20-054**

1ST READING November 17, 2020

DATE TO MAYOR _____

2ND READING & PUBLIC HEARING Dec. 1, 2020

DATE RESUBMITTED TO COUNCIL _____

WITHDRAWN _____ LOST _____

DATE EFFECTIVE _____

APPROVED AS TO FORM AND LEGALITY

FACTUAL CONTENTS CERTIFIED TO BY

TOWNSHIP ATTORNEY

TITLE

ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. (LALOR STREET REDEVELOPMENT AREA; BLOCK 2175; LOTS 2 THROUGH 15 AND 17)

Whereas by Resolution No. 19-198, adopted on May 21, 2019, the Council of the Township of Hamilton authorized the Hamilton Township Planning Board ("Board") to undertake a preliminary investigation to determine whether certain property, known and identified as Block 2175, Lots 2 through 15 and 17, ("Study Area") met the criteria and guidelines set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and should be designated as a Non-Condensation Redevelopment Area, as that term is defined by the Redevelopment Law; and

Whereas the Board conducted its preliminary investigation of the study area, and held a public hearing on September 12, 2019, at which it recommended to the Township Council that Block 2175, Lots 2 through 15 and 17 be designated as a Non-Condensation Redevelopment Area under N.J.S.A. 40A:12A-1 et seq., and that Block 2175, Lot 1 not be designated as a Non-Condensation Redevelopment Area; and

Whereas by Resolution No. 20-243 dated March 3, 2020, the Council, after reviewing the findings of the Board set forth in its Resolution adopted September 12, 2019, approved the determination by the Board and found that the subject property was a Non-Condensation Redevelopment Area, in accordance with the provisions of N.J.S.A. 40A:12A-1 et seq., particularly at N.J.S.A. 40A:12A-5 et seq.; and

Whereas James T. Kyle, PP, AICP of Kyle + McManus Associates, prepared the "Redevelopment Plan for the Lalor Street Redevelopment Area" ("Redevelopment Plan"), and it was presented to the Board on December 10, 2020; and

Whereas, the Board, at its meeting on December 10, 2020, reviewed the attached Redevelopment Plan and issued its report and recommendation to the Council regarding the adoption of the Redevelopment Plan;

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Now, Therefore, Be It Ordained by the Council of the Township of Hamilton, in the County of Mercer and State of New Jersey, that the Council accepts the report and recommendation of the Hamilton Township Planning Board concerning the redevelopment plan for the area in need of redevelopment (Block 2175, Lots 2 through 15 and 17), and hereby adopts said Redevelopment Plan for the Lalor Street Redevelopment Area, which is attached hereto and hereby made a part of this ordinance.

Be It Further Ordained that the owner(s) and/or contract purchaser(s) of the properties which comprise the area in need of redevelopment may make application to the Planning Board to construct any improvements contemplated by the Redevelopment Plan.

Any Ordinance or Ordinances in conflict with the provision of this Ordinance are repealed to the extent of such conflict.

This Ordinance shall become effective immediately upon final adoption and publication thereof according to law.

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.						
NANCY PHILLIPS	✓						NANCY PHILLIPS						
CHARLES F. WHALEN	✓						CHARLES F. WHALEN						
PASQUALE "PAT" PAPERIO, JR.	✓				✓		PASQUALE "PAT" PAPERIO, JR.						
RICHARD L. TIGHE, JR.	✓						RICHARD L. TIGHE, JR.						

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