

Enclosed you will find the year-end report for the Department of Community and Economic Development.

Our department consists of the following divisions:

- **Land Use**
- **Planning**
- **Engineering**
- **Construction**
- **Zoning**
- **HUD**
- **Housing**
- **Economic Development**

We are very proud of our accomplishment and look forward to the challenges in 2023.



Fred B. Dumont, Director

Department of Community and Economic Development





Division of Economic Development

Annual Report

2022

Prepared by:

Kate Kane

Associate Director of Economic Development

December 2022

Division of Economic Development

Staff

Kate Kane, Associate Director of Economic Development

Economic Development Mission

The primary area of focus of the Division of Economic Development is to promote the Township of Hamilton Township and Business Advocacy.

Economic Development Vision

- Foster business development by retaining and growing existing businesses, strategically attracting new businesses and improving entrepreneurial opportunities throughout the Township
- Continue to foster partnerships with local businesses, non-governmental organizations, civic groups, academia, residents, and surrounding communities.
- Be a resource center for all businesses, new and old, large and small, providing educational information and acting as a liaison for local, regional, state and national programs, data, and other relevant business information.
- Promote Hamilton Township as a tourism destination while working with Princeton Mercer Regional Chamber of Commerce and the Convention and Visitors Bureau as well as Mercer County's Office of Economic Development.

Goals of the Division of Economic Development

1 year

The focus of the division for 2023 will be to continue to work on projects and initiatives that assist the business community in Hamilton Township.

Projects such as the following were the focus in 2022:

- Video project with CGI promoting Hamilton Township assets
- Host a Job Fair in partnership with business organizations
- The Completion of the Visit Hamilton Brochure and Distribution
- Additional resources for grand opening/ribbon cutting events with a Grand Opening Checklist

- Established a Business of the Week campaign to highlight our businesses and bring focus to the Business Registry.

For 2023– the focus will be Hamilton Township’s media kits to attract new businesses, Creating a valuable tool called “The Guide to opening a new business in Hamilton Township”, Testimonial project with the business community and the continued work of being an aid to getting businesses open and keeping businesses open.

3 year Goal:

The 3 year goal remains the same. Looking ahead, the Division of Economic Development should expand to the Division of Economic Development and Tourism. Hamilton has a variety of assets and that will only grow as the next few years develop.

- The 4th hotel for Hamilton, the Marriott Courtyard opened in July 2021 and continues to drive in mid-week corporate business and groups on the weekends, such as sport teams, social groups and fraternal organizations.
- Our Park and Recreation division saw the introduction of the NJ State Pickleball tournament last year, which brought over 500 players to Hamilton Township. All of which supported our local economy.
- Local attractions as Grounds for Sculpture introduced a Winter light show called “Night Forms”. The project had a 30-50% increase over their typical 250,000 annual visitors.
- The mix-use concept is still an aspect of re-development for Hamilton that will drive tourism dollars to the town. Regardless of the location, the concept of shopping, dining and living will impact the local economy in a position way.

Overall Mercer County was hit tremendously hard by the pandemic in the area of tourism as it is a destination for conferences and meetings, a segment that was affected with the increase need for people to work from home, virtual conferences, business travel bans and zoom.

In 2019, Mercer County was number 4 in % of growth, with a 4.7% growth rate, according to the Tourism Economic Impact Report. In 2020, Mercer County fell to last place, with a 50% decrease. The Forecast that was released May 2022 shows a significant growth will occur over the next couple of years.

Despite the decline last year, Hamilton Township has certainly played a vital part in the success of the County’s growth over the years and it is worth noting.

- Grounds for Sculpture is notably one of top reasons visitors come to Mercer County (second to the Princeton University). In November 2021, Grounds for Sculpture introduced Night Form to the public and began a Thursday through Sunday plus holiday schedule. The Night Forms 2021 – 22 attendance of **47,312 guests**. 23% were under 40 years of age, which was a sizeable shift in GFS guest demographics. **55%** of the total visitors were new to GFS.

Locally, restaurants reported families dining with them in new numbers, having come to Night Forms.

- Our existing hotels provide accommodations for all over the county and region. Geographically, Hamilton Township’s hotels are the closest accommodations for Trenton’s attractions - Trenton Thunder, and Cure Arena specifically. Aside from the mid-week very successful corporate business and sport teams, Hamilton’s hotels see overnight stays as far as Great Adventure, in Jackson, New Jersey and Sesame Place in Pennsylvania.

Below is the forecast for the next couple years presented to the tourism leaders by the State Tourism Office in May 2022.

NJ VISITATION FORECAST

Visitation, measured as person-trips, registered 84.6 million in 2020.

Visitation is expected to rebound to 100 million in 2021 and will reach pre-crisis levels in 2023.

New Jersey visitors (millions)



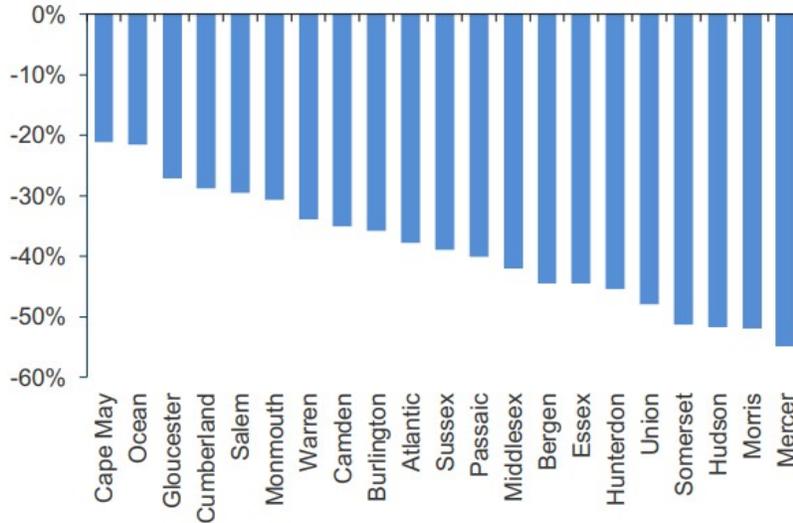
 TOURISM ECONOMICS

For reference, below is the spending growth report by county from the State Tourism Office for 2020 and 2019.

VISITOR SPENDING GROWTH BY COUNTY

Growth in Tourism Industry Sales

2020, % change

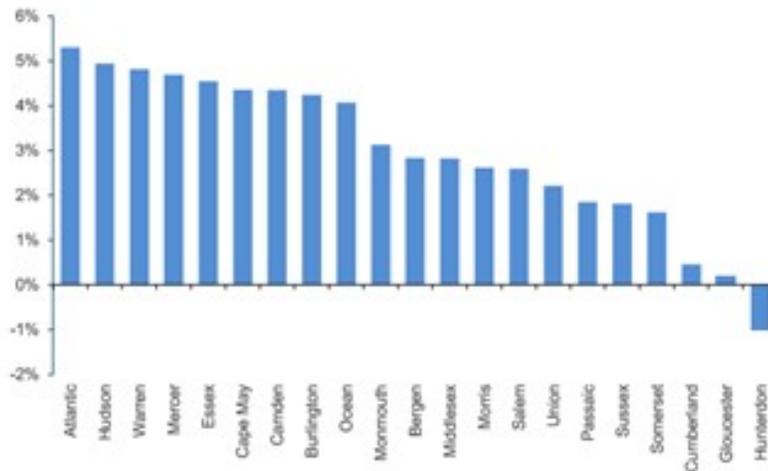


Source: Tourism Economics

VISITOR SPENDING GROWTH BY COUNTY

Growth in Tourism Industry Sales

2019, % change



Source: Tourism Economics

2022 Activity

The head of this Division, the Associate Director continues to create initiatives that increase business activity in the township, create business opportunities, cultivate relationships with the existing business community and assist with business growth and success.

Key Areas/Goals and Initiatives

- Involvement in The Hamilton Partnership, Shop Hamilton and Hamilton Twp. Economic Advisory Commission.
- Representation on the PMCVB Committee which mission is to strengthen partnerships and promote Tourism in the county.
- Maintain and grow the Business Registry – a list of all our businesses. This tool has strengthened communication between the Township and the Business Community. The registry has also allowed the township to gain valuable information for future metrics.
- Cultivate relationships with our shopping center professionals– evaluate vacancies and assist with improvement the success of their vacant and help increase traffic to their businesses
- Create a Media Kit – this to be used to attract new businesses to the township. Includes Stats, location information and testimonials of why Hamilton is the perfect fit.
- Continue to enhance the Landing pages on the Website – increase the information available.
- Create an “In the News” landing page to highlight positive press about new businesses and activity in Hamilton.
- Gather testimonials of Businesses in the township. Why we chose Hamilton? Campaign.
- Create a “wish list” compiled of companies we want to attract here, that are doing well in other areas of the state of the Mid-Atlantic area.

New Business Grand Openings

Getting our new businesses open continues to be a big focus. After the pandemic, it was important to assist businesses in getting them up and running as soon as possible. That included working with them on facilitating their Grand Openings as well as introducing them to our business community leaders. The Division works with each new owner. In addition, the Division created an easy to use guide to assist the new businesses. Each Grand Opening includes a ribbon cutting, a press release as well as exposure on our website under the “In the News” section.

Below are the Grand Openings that took place in 2022.

GRAND OPENINGS/Ribbon Cuttings 2022

Jan 2022 - Mission BBQ
March 4th – 10am - Better Sleep
March – Professional and Development Counseling Center
April 12th – Life form Practices
April 14th – 2nd Ave.
April 28th – Alpha Ink Tattoo
April 28th – Grocery Outlet
May 1st – SETS Hamilton
May 4th - Family Fun Hobbies
May 12th – Servpro
June 6th – Children’s Home Society of NJ
June 7th – Creative Change Counseling
July 15th – Great Clips
July 18th – Professional Physical Therapy
August 8th – Honey Grow
August 18th – Outside the Lines
Sept 26th - My Salon Suite
Sept 28th – Arc of Mercer
October 6th – Full Spectrum
October 13th – FitKidz
October 16th JEI Learning Center
December 1 – Wawa

Grand Opening/Ribbon Cutting Guide



HAMILTON TOWNSHIP

TOwnSHIP of HAMILTON

Grand Opening & Ribbon Cutting

CHECKLIST

Covering the Basics



The Business Basics: Make sure all paperwork for the Township is complete and any necessary permits have been obtained.

Business Registry: Registering your business with the township is required. The Business Registry strengthens the communication between the Twp and our business community.

The Hamilton Business Registry can be found at: www.hamiltonnj.com/BusinessRegistry



Social Media: Having a basic profile up and running on Facebook, Instagram, and Twitter gives you a way to attract and retain any potential customers that attend your Grand Opening. A profile picture, cover photo, basic information and regular posts will get you off on the right start.



Website: Now more than ever, having a website is a necessity for a small business. You should have information on you business, what you do, and provide your contact information.

Hamilton Township - Division of Economic Development
Kate Kane • 609-890-3672 • KKane@HamiltonNJ.com

Preparing for the Event:

Acquire all of Your Supplies: Plan to have all of the necessary supplies for your grand opening, including the product that your business sells. Be sure to get large ribbon and the Township will bring the large scissors.

Set up Your Space: Get your space clean and in order. Your small business grand opening is one of the largest events for your business, so put your best foot forward!

Signs and Banners: Temporary Signage is permitted. Display a Sign in your window or hang a banner to catch drive by traffic.

The Follow up:

Say Thank You: Send an email thanking your guests for attending. Include a special offer to help invite them back.



Social Media: Post photos of the event on social media and add to your website.

Start a Contact List: Add emails from the grand opening for future communications. Specials and Holiday promotion a great way to keep your business "top of mind" to consumers.

Business Resources

These organizations are available to assist in your success:

Hamilton Township Economic Development Advisory Commission (HTEDAC)
The Hamilton Partnership





Hamilton Township - Division of Economic Development
Kate Kane 609-890-3672 KKane@HamiltonNJ.com

Creating the Build Up

Set the Date: Typically look at 3-4 weeks in advance. Make sure to check that the local calendar staying clear of holidays or large events. Contact the Division of Economic Development(ED) with your date so it can be placed on the Township Calendar and Administration and Council can attend. The Division of ED will also assist with notifying organizations such as: The Hamilton Partnership, Economic Development Advisory Commission, SHOP Hamilton, and area chambers as well as business leaders and dignitaries.

SAVE the DATE

Create a Draw: Free food, entertainment, special offers; almost anything can bring in more attendees. Find a way to tie it into your business. Do a raffle/drawing to collect names and contact information (phone and email).



Social Media & Invitations: Start promoting your event a few weeks before it happens by posting to your social media accounts. Send email invitations to family, friends, and any other contacts. Send reminders a week prior, the day before and day of.

Media: Contact any media that you'd like at the event.




Press Releases

This division continues to create Press Releases for each New Business Grand Opening. The Press Release continues to be a great tool of exposure for the new business and introduces them in the Hamilton Community.

My Salon Suite's 2nd Location Opening in Hamilton Breaks Records



HAMILTON, NJ – Mayor Jeff Martin recently joined My Salon Suite owners Joe Caretta, Aaron Gillaspie, and over thirty My Salon Suite members for the grand opening and ribbon cutting ceremony of their second location in Hamilton Township.

Owner Joe Carretta brought My Salon Suite's unique concept to Hamilton with his first location on Quakerbridge Road in June 2021. Along with Partner Aaron Gillaspie, Carretta has opened a second location in the Hamilton Marketplace with over 30 units and potential

CGI Videos

Last year, we created the Hamilton Videos. In 2022, we continue to share them with the Business Community as well as potential new businesses. The videos will run for three years.

Hamilton has so much to offer and collaborating with a company that could help put videos to express this was a project we are very proud of. The Division of Economic Development along with the Mayor's Office secured an agreement with CGI Communications, a company that specializes in working with Municipalities. While it took longer than expected with the pandemic, this project was incredibly impactful, especially being able to work with so many Hamilton residents that volunteered as extras.

The division was tasked to assist with the script as well as establishing extras for the video production. An open casting call was pushed out the Hamilton residents and the response was overwhelming. Residents were invited to come to a variety of locations in the township. Over 100 residents were part of the videos.

To offset the cost of the videos, CGI worked to secure business advertising for the program. Each logo of these businesses can be found around the videos. They link directly to their website or to a video created with CGI.



The Videos launched on October 4th, 2021, in just the first 16 days the videos reached 1018 views. To date, the videos has been viewed **5316 times**. (as of November 14th, 2022).

A comprehensive campaign was put together to share these new videos. This campaign continued for much of 2022.

- The teams at Kuser, Sayen, Grafton and Parks and Recreation were sent these videos to attract future groups and tournaments (like Pickle ball last Summer).
- Business Leaders and Business Organizations
- Shopping center/leasing agent contacts
- Hamilton Hotel contacts
- Grounds for Sculpture contacts
- Local real estate agents
- The Chamber, Convention and Visitors Bureau and Mercer County's Office of Economic Development.
- Welcome emails to our new businesses as well as emails to our potential new businesses.

The videos can be viewed on the home page under featured items:

<https://hamiltonnj.com/> as well as under the Community and ED/ Economic Development section as a link called "Tour Hamilton"

<https://www.hamiltonnj.com/EconomicDevelopment> In addition, it can be found under the Living Section <https://hamiltonnj.com/content/228306/default.aspx>

Attend Events/Meetings - Business Advocacy

Providing resources and assistance is an on-going focus for this division. The following are areas that assist this division with connecting with our business community.

- Liaison at Shop Hamilton Meetings – Offering assistance and out-reach to their members. Over the course of the 3 years, our office has been a valuable resource for Shop Hamilton members.
- Hamilton Partnership in conjunction with the Mayor and Director of C&ED.
- Liaison at Hamilton Twp. Economic Development – assist with planning Business Awards Dinner, Press Conference, Scholarship Reception.
- This division attends various meeting and events throughout the year to promote our Township as a whole, to attract new businesses, to identify potential partners for our existing business community.

The role of this division is to be aware and knowledgeable of the programs, resources, and assistance available to our business community. Cultivating relationships with the Mercer County Economic Development office, New Jersey Economic Development Authority, Business Action Center, and Choose NJ are critical.

Attend Monthly Meetings

HTEDAC Commission Meetings – Once a Month (Second Wednesday of the Month)

PMCVB Tourism Committee Meetings – every other Month

ELC Luncheons – first Friday of the Month

Hamilton Partnership Meetings - 8am – 9am - 2nd Wednesday of the Month

SHOP Hamilton – 8am – 9am – last Wednesday of the Month

NJTIA – when scheduled.

Visit Hamilton -Tourism Brochures

Under this division, a “Visit Hamilton” brochure to highlight all that Hamilton Township has to offer, was re-designed in 2021 and will continue to be updated every other year. The brochure features local attractions, our parks and historical sites as well as a map. The brochure has been distributed to Hamilton’s hotels, local attractions, historical sites and retail shops.

The Brochure continues to be distributed to various associations and organizations who host their events in Hamilton.

Below is a sample of the letter that was created for one of these organizations as well as the pages of the brochure.



The Township of Hamilton
OFFICE OF THE MAYOR

Dear Visitor,

Willkommen bei Hamilton Township! We are so happy to have you here for the Annual Treffen celebration! Hamilton is proud to host the Danube Swabian Association's annual event and sincerely hope you enjoy your time here.

When you're not spending your time at our famous German-American Club, I hope you will take advantage of our great amenities. As New Jersey's ninth largest town, we are comfortably spread over 40 square miles with over 64 public parks and playgrounds which covers 350 acres of woods, athletic fields, skate-park, dog-park, tennis courts and miles of walking and biking trails, in addition to our Golf Center and Driving Range. We also have the beautiful Sayen Gardens, recognized by the Pennsylvania Horticultural Society, with its strolling gardens and fountains.

I would also encourage you to visit and tour our historic homes, including Kuser Farm Mansion. The summer home of Fred Kuser, this 1892 Queen-Anne style property sits on the original 70 acre estate and is open for free tours every weekend. Hamilton is also home to the John Abbott II House. Sitting in Veterans Park, this 1730s built home hid patriot funding from the British and is open for tours on Saturdays and Sundays.



Beyond recreation, Hamilton is home to nationally acclaimed Grounds For Sculpture, a 42 acre sculpture park, which draws over 150,000 visitors annually and is home to the world-class Rat's Restaurant, complete with a view of the Grounds while you dine.

Hamilton Township also enjoys a vibrant and bustling local economy, with both small retail shops and large shopping centers, along with great dining for every taste and pocketbook.

On behalf of all of us, I hope you enjoy your time here and take advantage of all Hamilton has to offer.

Sincerely,

Jeff Martin
Jeff Martin
Mayor

2090 Greenwood Avenue • PO Box 00150 • Hamilton, NJ 08650-0150
Website www.HamiltonNJ.com • E-Mail - Mayor@HamiltonNJ.com

Visit Hamilton
There's Something for Everyone!

Welcome to Hamilton!

Mayor Jeff Martin and the Hamilton Township Council welcome you to our hometown and invite you to enjoy the great opportunities that our community has to offer, including the arts, great food, shopping, recreation, local history and so much more!

Kuser Mansion

Community Events
Hamilton's Oktoberfest

Veterans Park

Anchor Church Park

HamiltonNJ.com/Visit

Mercer County, New Jersey
HamiltonNJ.com/Visit

Job Fair

In March of 2022, the Division of Economic Development, along with the Hamilton Partnership, Shop Hamilton, HTEDAC, Mercer County Office of Economic Development hosted a Job Fair. The event was a huge success with just under 100 vendors and 300 prospective job seekers. Planning for a 2023 Job fair is in the works.



The poster features a yellow background with a black speech bubble containing the main title. At the top left are the logos for the Township of Hamilton and Mercer County, New Jersey. A megaphone icon is positioned on the right side. The text is arranged in a clear, hierarchical manner, providing all necessary event details and contact information.

FREE FOR JOB SEEKERS

JOB FAIR

FULL TIME · PART TIME · SEASONAL
CAREER DEVELOPMENT RESOURCES

Companies are hiring and ready to help you make your next career decision.

FRIDAY MARCH 25

11 AM TO 5 PM
COLONIAL FIRE HOUSE | 801 KUSER ROAD | HAMILTON, NJ 08619

VACCINES WILL BE AVAILABLE FROM 11:30AM - 2PM
FROM THE HAMILTON TWP. HEALTH DEPARTMENT
PLEASE BRING PROOF OF PRIOR VACCINATION IF INTERESTED IN GETTING A BOOSTER

MORE THAN 200 JOBS ARE READY TO BE FILLED!

BUSINESS VENDORS: \$50
HAMILTON BUSINESS VENDORS: FREE

TO REGISTER VISIT WWW.HAMILTONTOWNSHIPJOBFAIR.COM OR SCAN THE QR CODE



IN PARTNERSHIP WITH





Business Registry

In the fall of 2020, council passed an ordinance to create a Business Registry. This Business Registry has strengthened the communication between the business community and the Township. Businesses can be registered for free and online. This division has been tasked to promote the business registry as well as identify ways it can be used to assist our businesses in the future. The Business of the Week campaign is one example that has come out of the business registry. In addition, data and statistics like the one below will be useful tools going forward. The below chart identifies the industries that are represented by our business community.

The Ordinance can be viewed here: [Chapter 150 – 20-024](#)

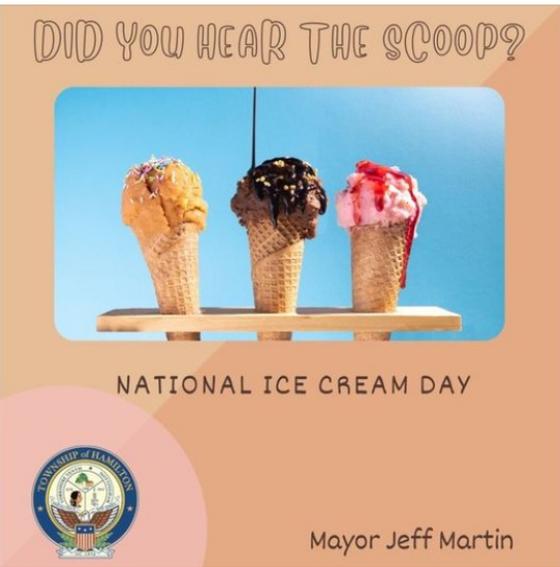
Mayor Jeff Martin
 July 17 · 🌐

Sundae Funday! Today is National Ice Cream Day 🍦. Mayor Martin's favorite flavor of ice cream is vanilla. What is yours?

Get in on the scoop and support one of our local ice cream shops:

- 📍 Carvel Ice Cream - Yardville, NJ
- 📍 Carvel Ice Cream
- 📍 Dairy Queen
- 📍 Dairy Queen (Treat)
- 📍 Friendlys Robbinsville
- 📍 Rita's of Independence Plaza
- 📍 Rita's Italian Ice & Frozen Custard
- 📍 Rita's Italian Ice & Frozen Custard
- 📍 Rita's Flock Road
- 📍 Yogurtland Hamilton

The featured businesses in this post are registered in our Hamilton Business Registry – If you are a Hamilton Business and are not registered, you can register here: www.HamiltonNJ.com/BusinessRegistry



Hamilton Township
 3d · 🌐

Hamilton Township is proud to support Veteran Owned Businesses in our town and thanks their owners for their time and dedication to our country! We wish them all a Happy Veterans Day! Did you know it's also National Veterans Small Business Week?

New Jersey offers certification for Veteran Owned Business and Disabled Veteran Owned Businesses. Certification is just one of the many state benefits & services designed to assist your veteran-owned business get priority consideration on some local, state, and federal government contracts.

Are you the owner of a Veteran Owned Business in Hamilton not on this list? Let us know by contacting our Economic Development Division & be sure to visit us at <https://hamiltonnj.com/businessregistry>.



“Hamilton’s Featured Business of the Week” Campaign

A program called “Hamilton’s Featured Business of the Week” was created in 2021 to highlight our small business community. Each week, a business was selected at random from our Business Registry. The business was featured on the township Facebook page on Friday as well as the Township Newsletter e-blast. The Campaign has been tremendously successful and has been a positive benefit of the Business Registry. The campaign took a break in early 2022 but the campaign was introduced again in the Fall of 2022. This time around, short animated video were created to appeal to a Facebook audience. A few featured businesses are displayed below.



Business Community Email Blast:

The Division continues to create e-blasts for the Business Community. The emails are sent once or twice a month with resources and important information.



Business Assistance

Since the beginning of the pandemic, we have conveyed the message to our businesses that “we are here to help”. Establishing business assistance programs was a top priority for the Office of Community and Economic Development and this division spearheaded the logistics for many of these programs. They are as follows:

- **CDBG – Community Development Block Grant – Small Business Assistance Program**

\$70,000 in Grants were awarded to 14 businesses in Hamilton Township.

- **CARES Act Grant** - The Township appropriated \$400,000 of New Jersey's CARES Act Coronavirus Relief Fund (CRF Funds) to support our business community. 141 businesses were awarded grants ranging from \$1500.00 - \$5000.00.

- **Propane Support Program**

The Propane Program has been an overwhelming success. To date, 25 Restaurants have taking advantage of the program utilizing a total of 1350 tanks. \$55,000 of CDBG (Community Development Block Grant) funds have been allocated to this program.

- **Mortgage & Rental Relief**

36 businesses have been awarded funding from this program – a total of \$244,508.92.

Meet and Greet Out-reach Campaign with Mayor Martin

Feedback from the business community is essential for the Township. The initiative for the Division of Economic Development and Mayor Jeff Martin to go out door to door to the businesses, was created during the pandemic to provide valuable information. This initiative continued through 2022. The response has been overwhelmingly positive. Business Owners have the opportunity to tell the Township any challenges they are having, any questions, or tell how businesses is doing post-covid.



Hamilton Township Economic Development Advisory Commission

The Hamilton Township Economic Development Advisory Commission works along side this division to assist with the economic efforts of the township. Over the course of the last year, the Commission hosted a Job Fair to aid our business community and the residents in Hamilton, presented their annual Scholarships to students pursuing degrees in Business related fields and honored businesses and individuals in the community for their economic impact to Hamilton Township.

Celebrating
HAMILTON
ALL STARS

Mayor Jeff Martin and the HTEDAC invite you to attend the 46th Annual Distinguished Business Achievement Awards

October 27, 2022

The Stone Terrace by John Henry's
2275 Kuser Road, Hamilton, NJ 08690
\$75.00 per person before 10/21
\$90.00 per person at the door
Cocktails 5:00 - 6:00 PM
Dinner Served 6:30 PM - Cash Bar

2022 Honorees

- Rotary Club of Robbinsville/Hamilton
Impact Award
- Radiology Affiliates Imaging
Large Business of the Year
- GEICO Mercer
Small Business of the Year
- Miracle League of Mercer County
Non-Profit of the Year
- Jay Dugan
Maurice T. Perilli Business Volunteer of the Year
- Mill One
Mayor's Beautification Award

For Additional Information contact our event Chairperson, Lori Danko at 609.658.4105 or email questions to HTEDAC@gmail.com



Vacant Properties

In the Fall of 2022, the division of Economic Development assumed the oversight of the Vacant Properties Registry. The division of Economic Development will work closely with Housing, who continues to oversee the inspection compliance aspect of the Vacant Property Registry. The division of Economic Development will look at creating initiatives to promote the list to the public and create interest. The goal will be to work to get properties off the Vacant Property List and back into productive real estate.

Staff

Kate Kane
Stacy Sutyinszky

Interested in purchasing a Vacant Property in Hamilton?

With the current housing market in Hamilton, this is the perfect time to Invest.



before **after**

Abandoned & Vacant properties create a wide range of problems

- Health & Safety Issue
- Diminishes the values for nearby properties

Let's preserve our neighborhoods and ensure that vacant structures in Hamilton Township are turned back into productive real estate.

Looking to view the vacant properties or for more information:
Contact Kate Kane, Division of Economic Development - KKane@HamiltonNJ.com

 Hamilton Township
4d · 🌐

New beginnings start here in Hamilton!

Help revitalize once forgotten spaces that have found their way onto our abandoned and vacant property list.

By purchasing an abandoned or vacant property here in town, you help to preserve our neighborhoods and turn once blighted properties back into productive real estate, help to raise property values of nearby homes, all the while simultaneously promoting both health and safety within our town. Once a property is purchased they are stricken from our vacant & abandoned property list.

Ready to learn more? Visit hamiltonnj.com/vacantproperties

New Beginnings 

Let's preserve our neighborhoods and ensure vacant structures in Hamilton Township are turned back into productive real estate.



before **after**

www.HamiltonNJ.com/VacantProperties

ENGINEERING DIVISION 2022 EXECUTIVE SUMMARY
PROJECTS COMPLETED AND UNDERWAY,
SERVICES PROVIDED

The Engineering Division's mission is to preserve and improve the township infrastructure and to ensure that private residential and commercial developments are consistent with established engineering standards, and conform to the Township Master Plan.

The Division efforts are divided into 3 general categories: Capital Improvement Projects, Land Development Reviews, and Services to Residents. Approximately 30% of time is spent on Capital Improvement Projects. This involves planning, budgeting, surveying, engineering and drafting projects involving road reconstruction and drainage improvements. Efforts with Land Development Reviews typically begin with conceptual review meetings with the developers to ensure that the Township vision for the type of development, building appearance, and requirements for improvements to roads and infrastructure are being met. Upon acceptance of an approved plan, Engineering's role is to ensure that the development is built according to plan. Approximately 30% of staff time is expended on this effort. The remaining 40% of time is spent in providing services to residents, other departments/agencies and monitoring the township stormwater management infrastructure. Resident services involve a multitude of matters, some of which include plotting deeds, processing curb and sidewalk permits, determining if properties are within the floodplain, responding to reports of drainage problems, needed pavement and sidewalk repairs, and traffic safety concerns. Engineering Division's assistance to other township departments and outside agencies include mapping, surveying, plan preparations and research. In addition, the township is responsible to ascertain that storm water management infrastructure is maintained according to township ordinances and NJDEP regulations.

Engineering Division's major accomplishments this year include the planning, design and construction of the entire Roadway Capital Improvement Program as well as the design of additional miscellaneous projects. The division also completed the reviews of several housing subdivisions and commercial developments. In addition, the Engineering Division was actively involved in the various traffic and other residents' concerns, and making positive improvements to the efficiency of deed recording and updating the Township tax and house number maps for State certification. All stormwater basins are monitored for compliance to township ordinances and NJDEP regulations.

The Engineering Division had a total of 20 projects either held over, completed or underway. These involved overlays, reconstruction, sidewalk replacement, storm and sanitary replacement, traffic, pedestrian safety and recreational improvements. Of the 20 projects, eleven have been completed or substantially completed. These projects include:

1. Lily Street & Emanuel Street
2. Razorback Drive & Wolfpack Road
3. Whitehorse Hamilton Square Road (Klockner to Rt. 33)
4. Hughes Drive (Edinburg Road to Flock Road)
5. Yardville-Hamilton Square Road (Apollo Drive to I-195 Ramp)
6. 2019 Miscellaneous Curb, Sidewalk and Accessible Ramp Construction
7. 75 Kino Boulevard Retaining Wall Replacement
8. Paxson Avenue (Flock Road to Robin Drive)
9. 2020 Miscellaneous Pavement Repair
10. 2020 Miscellaneous Curb, Sidewalk and Accessible Ramp Construction Phase 1
11. Henry Street, Joni Avenue and Lenox Avenue
12. South Broad Street South Bound Lanes
13. Yardville-Hamilton Square Road (Route 22 to Conner Court)
14. Eaton Avenue and Fenwood Avenue
15. 2021 Miscellaneous Curb, Sidewalk, Accessible Ramp Construction and Inlet Retrofitting
16. Industrial Drive

17. Thomas J Rhodes Industrial Drive
18. Marshall Avenue, Julia Avenue & Murray Avenue
19. Lamont Avenue, Sandelewood Avenue & Holmes Avenue
20. Kenwood Terrace

The remaining nine projects are either ready for design, under design or ready for bidding. Full spring, summer, and fall construction periods are anticipated in 2023.

Specifics of the completed construction work, the projects under design and the service provided follow in this report.

WHITEHORSE-HAMILTON SQUARE ROAD (KLOCKNER ROAD TO ROUTE 33) (C.C. 01-17-01 R.I.) –

This contract was awarded in August 2018 to Earle Asphalt at a contract cost of \$553,813.13. Construction was postponed to the spring of 2019. Construction began April 2019 and was completed in July 2019. Local Aid's punch list items were completed in May 2021. The final change was submitted in June 2021 for a final contract price of \$523,672.28.

HUGHES DRIVE (FLOCK ROAD TO EDINBERG ROAD) (C.C. 09-18-04 R.I.) –

The contract was awarded in August 2019 to Earle Asphalt at a contract cost of \$539,913.13. Construction began September 2019 and was completed in October 2019. Local Aid's punch list items were completed in May 2021. The final change was submitted in June 2021 for a final contract price of \$426,665.16.

YARDVILLE-HAMILTON SQUARE ROAD (ROUTE APOLLO DRIVE TO I-195 RAMP) (C.C. 08-19-04 R.I.) –

The contract was awarded in February 2020 to Gres Paving for a contract price of \$690,704.55. Construction began April 2020 and completed in July 2020. Local Aid's punch list items were completed in May 2021. The final change was submitted in June 2021 for a final contract price of \$644,775.73.

2019 MISCELLANEOUS CURB, SIDEWALK AND ACCESSIBLE RAMP CONSTRUCTION – VARIOUS LOCATIONS (C.C. 11-18-08 S.W.) –

The contract was awarded in May to Zomparelli Contractors LLC at a contract cost of \$245,335.00. Construction began in September 2020 and was completed in May 2021. The final change was submitted June 2021 with the final contract price of \$221,444.50.

KINO BOULEVARD RETAINING WALL REPLACEMENT (C.C. 02-20-01 CW) -

The contract was awarded in March 2021 to Kalogridis Contracting LLC at a contract cost of \$55,055.00. Construction began and completed in May 2021. The final change was submitted June 2021 with the final contract price of \$64,740.00.

PAXSON AVENUE (FLOCK ROAD TO ROBIN DRIVE) (C.C. 01-17-01 R.I.) –

This contract was awarded in March 2021 to Earle Asphalt at a contract cost of \$539,313.13. Construction began May 2021 and was completed in August 2021. Punch list items are outstanding. The final change has not been submitted.

2020 MISC. PAVING CONTRACT VARIOUS LOCATIONS (C.C. 12-20-06 P.R.) -

The contract was awarded in April 2021 to Richard T Barrett Paving Company at a contract cost of \$83,400.00. Construction began in September 2021 and completed in November 2021. The final change has not been submitted.

PROJECTS UNDER CONSTRUCTION

2020 MISCELLANEOUS CURB, SIDEWALK AND ACCESSIBLE RAMP CONSTRUCTION – VARIOUS LOCATIONS PHASE 1 (C.C. 08-19-05 S.W.) – The contract was awarded in August 2021 to Rusling Paving and Concrete at a contract cost of \$338,450.00. Construction began in October and is currently on-going.

SOUTH BROAD STREET (SOUTH BOUND LANES) (C.C. 10-20-04 R.I.) - Funding for this contract is from a FY 2020 Transportation Trust Fund Grant (\$500,000.00) and additional costs will be paid from the TID Fund. The consultants Engineer Estimate is \$1,149,034.50. The design package was advertised in January 2022 and final punchlist is underway.

YARDVILLE-HAMILTON SQUARE ROAD (ROUTE 33 TO CONNER COURT) (C.C. 09-21-02 R.I.) - Funding for this contract is from a FY 2021 Transportation Trust Fund Grant (\$655,000.00) and additional costs will be paid from the TID Fund. The consultants Engineer Estimate was \$1,096,342.40. The design package was advertised in February 2022 and final inspection is underway by NJDOT.

COMPLETED CONSTRUCTION PROJECTS

EATON AVENUE AND FENWOOD AVENUE (C.C. 05-20-02 R.I.) – Construction has been completed on this contract. The budget for the contract was \$806,740.00.

LILY STREET AND EMANUEL STREET (C.C. 10-19-06 R.I.) - The contract was awarded in June 2020 to Seacoast Construction Inc. for a contract price of \$471,773.53. Construction began July 2020 and was completed in October 2020. The final change was submitted February 2021 with the final contract price of \$491,310.14.

RAZORBACK DRIVE AND WOLFPACK ROAD (C.C. 06-19-03 R.I.) - The contract was awarded in June 2020 to Lancha Construction Corp. for a contract price of \$573,938.09. Construction began September 2020 and was completed in November 2020. The final change was submitted February 2021 with the final contract price of \$573,747.20.

HERNY AVENUE, JONI ANENUE AND LENOX AVENUE (C.C. 10-20-03 R.I.) – This contract was awarded in June 2021 to Earle Asphalt at a contract cost of \$564,413.13. Construction began September 2021 and was completed in December 2021.

PROJECTS CURRENTLY ADVERTISED

2020 MISCELLANEOUS CURB, SIDEWALK AND ACCESSIBLE RAMP CONSTRUCTION – VARIOUS LOCATIONS PHASE 2 (C.C. 12-20-08 S.W.) – The contract is currently in Budget and Purchasing for advertisement. The engineer's estimate for the contract is \$209,535.00.

PROJECTS UNDER DESIGN

The following projects went out to consultants for bid package preparation:

2021 MISCELLANEOUS CURB, SIDEWALK, ACCESSIBLE RAMP CONSTRUCTION AND INLET RETROFITTING – VARIOUS LOCATIONS – The contract bid package is currently being prepared. It is anticipated that project will be advertised in the spring of 2022. The budget for the contract is \$280,731.00.

The following projects were sent out for design and bid package preparation to consultants.

INDUSTRIAL DRIVE (WHITEHEAD ROAD TO DEAD END) -- The Request for Proposal has been prepared and sent to consultants for design preparations. The estimate for construction is \$346,160.00. Funding for this contract is from a FY 2021 Local Freight Fund Grant (\$320,000.00) and any additional costs will be paid from the TID Fund.

THOMAS J RHODES INDUSTRIAL DRIVE (YOUNGS ROAD TO NAMI LANE) --- The Request for Proposal has been prepared and sent to consultants for design preparations. Design is currently underway. The estimate for construction is \$320,060.00. Funding for this contract is from a FY 2021 Local Freight Fund Grant (\$270,000.00) and any additional costs will be paid from the TID Fund.

MARSHALL AVENUE, JULIA AVENUE AND MURRAY AVENUE --- The Request for Proposal has been prepared and sent to consultants for design preparations. Design is currently underway. The estimate for construction is \$1,070,000.00.

LAMONT AVENUE, SANDALWOOD AVENUE AND HOLMES AVENUE --- The Request for Proposal has been prepared and sent to consultants for design preparations. Design is currently underway. The estimate for construction is \$1,139,000.00.

PROJECT SUBMITTED TO LOCAL AID

NJDOT FISCAL YEAR 2022 PROJECTS

STATE GRANTS – The Engineering Division has submitted the following road for a State Grant.

1. **East State State Ext. (Nottingham Way to I-295 Ramp)** – AWARDED \$700,000.00.

TRAFFIC CALMING MEASURES

ESTATES BOULEVARD BICYCLE LANE STRIPING (WHITEHORSE-MERCERVILLE ROAD TO WHITEHORSE-HAMILTON SQUARE ROAD) – Sketches are being prepared to explore the installation on bicycle lanes for traffic calming.

HEMPSTEAD ROAD (KUSER ROAD TO ARENA DRIVE) – Sketches are being prepared to explore the installation on bicycle lanes for traffic calming

ENGLEWOOD BOULEVARD (WHITEHORSE-HAMILTON SQUARE ROAD TO MOHAWK WAY) – Sketches are being prepared to explore the installation on bicycle lanes for traffic calming

LAND DEVELOPMENT REVIEW

- Approximately 15 reviews of Plans for Subdivisions, Site Plan and Flood Plain Relief Applications
- Review of 14 applications for Administrative Waivers
- Review of 18 Residential Grading Plans

SERVICES

- Approximately 3000 Deeds Plotted
- Job requests from other Township offices requiring more extensive and detailed work.
- Approximately 106 Flood Plain inquiries were handled
- 135 Curb and Sidewalk Permits
- 189 Driveway Permits
- 31 Pool Permit Evaluations
- 18 New Residential Construction Permits
- Land Development Bonds
- Deed Research

DEVELOPMENT REVIEWS

The Engineering Division spent considerable time with reviews for development subdivisions and site plans. Below is a brief description of several major plan reviews and development projects encountered by the Engineering Division.

1. 20-10-043 Princetel Inc./Provda LLC Preliminary and final site plan approval, variance from, side & rear yard setback, accessory building side yard & distance to other building, waiver of number of parking spaces - constructing a 101 space parking area.
2. 21-03-014 Liquid Outdoor Media/Akal Estates LLC Preliminary and final site plan & waiver relief - constructing a 14'x48' double sided billboard 90' high
3. 21-06-016 Kuser Road Investments LLC/2367 Kuser Rd LLC Preliminary and final site plan approval, variance relief from lot area - constructing a 54,417 sq ft warehouse
4. 21-05-022 Tindall Properties LLC Use variance, preliminary & final site plan approval, variance relief from existing front/side/rear setbacks & maximum building coverage - constructing a loading dock
5. 21-08-032 AZ Hamilton LLC/Aldi Inc. Preliminary and final site plan, minor subdivision, variance from maximum impervious coverage, number and width of parking spaces, and number of wall signs - constructing a 6,796 sq. ft. Auto Zone

6. 21-12-054 Yvonne Hoang Variance of impervious coverage and additional parking spaces for constructing a widened driveway.
7. 22-03-004 Windsor Builders LLC Variance of flood plain relief for re-building a residential house.
8. 22-03-005 Cynthia & William Baker Minor subdivision within the RRC zoning district seeking division into three lots.
9. 22-04-006 Princeton Holdings LLC Preliminary and final site plan and variance to re-construct a billboard.
10. 22-04-007 Mulryne & Zacchino Variance for fence design standards at residential corner lot.
11. 22-08-014 Vincent Kokotajlo Variance for fence design standards and checklist for residential corner lot.
12. 22-08-015 William & Allison Sheehan Driveway standards and number of parking spaces variance for the purpose of enclosing and existing garage.
13. 22-08-016 Joe and Nancy Analore Variance relief from building coverage and checklist waiver for the construction of a 17'x20' residential addition.
14. 22-08-017 John and Carrie Masiello Variance relief from building cover and checklist waiver for the construction of a 24'x26' residential addition.
15. 22-09-019 Dharmesh Patel Waiver of driveway standards and checklist to construct a second driveway at a multi-family home.
16. 22-10-026 Joshua & Rachel Blaney Variance relief from front yard setback and checklist waiver to construct a 26'x28' addition.

STUDIES AND OTHER ENGINEERING SERVICES

FEMA NATIONAL FLOOD INSURANCE PROGRAM / COMMUNITY RATING SYSTEM (NFIP/CRS)

The Township participates in a National Flood Insurance Program Community Rating Service. This FEMA program is designed to bring flood insurance premium relief to communities whose activities are adjudged effective to some degree in mitigating flood damages and or preventing flooding. The Township has been re-certified every year to retain participation for a five-year cycle. Major re-certification was performed this year, 2022, as Hamilton Township strives to maintain or better the class 7 rating.

The Township's participation in the Federal Emergency Management Agency/National Flood Insurance Program's Community Rating Service ensures discounted flood insurance rates for the entire Township. Since the Township currently retains a Class 7 rating, this translates into 15% discount in insurance premium across the board for Township residents maintaining flood insurance. The Engineering Division managed and controlled all Flood Control and Management issues and documented them for FEMA verification. Through continuous assistance to property owners and business entities on flood damage prevention and flood mitigation, some property owners received upgraded flood zoning.

This CRS Program is very involved and requires the documentation and record keeping from other departments within the Township. A review of the methods and format of record keeping and documentation on this activity is required to maximize the score. The Engineering Division keeps records of map assistance and outreach issues pertaining to flood assistance. This is a very demanding task of the Engineering Division, especially with the limited personnel.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS

The Township has received assistance from the state and FEMA for revision of flood maps for FEMA Letter of Map Revision (LOMR). This study changed the floodplain boundaries, Flood Insurance Rate Maps and floodways reflecting the structural, hydraulic and hydrological changes that have taken place within the Township. FEMA restudied the floodplains along the corridors of Pond Run, North Branch Pond Run, Miry Run, Shady Brook and Back Creek. The study and mapping is completed and the Township received preliminary copies of the revised maps and study report dated July 20, 2016. The consultants to the project and NJDEP rendered assistance in preparing the Letter of Map Revision (LOMR) application to FEMA. The Township received new flood insurance rate maps and LOMR from FEMA that were effective July 20, 2016.

Hamilton Township Engineering Division shall continue to help members of this community who desire to change their flood zone status through an application to FEMA for Letter of Map Amendment. This division's staff are also positive about the outcome of the new FEMA study and mapping. The benefits to the affected areas include lower flood insurance premiums and non-mandatory flood insurance requirements.

ANNUAL DAM INSPECTION -DAM SITE #8 & POND RUN CHANNEL INSPECTION

Dam Site #8 was inspected and a report was submitted to USDA/NRCS accordingly. This dam is classified as Hazard I Dam which is a high hazard. The Emergency Action Plan provides the necessary actions in case of dam emergency. This is a safety measure benefiting the entire community. Routine maintenance has kept the dam in good condition, however, due to changes in design storm and auxiliary spillway criteria, rehabilitation measures are necessary to meet current dam safety standards. Measures are needed to: (1) address overtopping; either through widening the auxiliary spillway, raising the dam crest elevation or modifying the principal spillway, and (2) address possible erosion of the auxiliary spillway during flood events.

Assunpink Creek Dam 8 was designed as a high hazard dam but fails to comply with current dam safety and performance criteria. It does not presently meet Natural Resources Conservation Service (NRCS) or New Jersey Department of Environmental Protection Dam Safety standards for integrity and stability of an auxiliary spillway. The recommended plan is to rehabilitate Assunpink Creek Dam No. 8 to meet current New Jersey Department of Environmental Protection Dam Safety and NRCS criteria. The plan provides for the installation of a 110-foot-wide, 4-cycle labyrinth weir over the embankment, decommissioning the existing auxiliary spillway by installing a 200-foot-long earthen berm across the existing auxiliary spillway, constructing a pedestrian bridge with railing over the labyrinth weir, and installing a stilling basin and rip-rap outlet protection. A trash rack bar grate will be installed on the principal spillway riser to reduce the potential for the blockage of the orifice by trash and debris. There will be no change in the current levels of flood protection downstream due to project activity. Project installation cost is estimated to be \$6,240,500 of which \$4,591,000 will be paid from the Small Watershed Rehabilitation funds and \$1,649,500 from local funds.

In 2018, the Engineering Division submitted a Watershed Rehabilitation Assistance application for funding. Since then NRCS (National Resources Conservation Service) the Federal Soil Conservation Agency has worked with the Township of Hamilton to determine possible alternatives. Construction costs for rehabilitating the dam would be split between NRCS and The Township. NRCS would supply 65% of the construction costs whereas the Township would be responsible for 35% of the construction costs. A Final

Supplemental Watershed Plan has been submitted and approved. A public hearing was held to advise the public of why the rehabilitation is required and what has been done as way of design and analysis for rehabilitating the dam to meet the Probable Maximum Precipitation (PMP).

FLOOD ASSISTANCE & FLOOD MAP INFORMATION

The Division received approximately 106 requests for flood assistance and flood map interpretation. Its members also assisted members of the community with data and preparation of FEMA Elevation Certificates for the purchase of Flood Insurance. Others received forms, guidelines and assistance in preparing LOMA Applications. This is one of the most active aspects of flood plain management.

DRAINAGE CALCULATIONS TO OTHER PROJECTS

The Engineering Division provided a number of drainage calculations and stability analysis to numerous projects designed by others. The Division also reviewed applications for storm water-management and wetlands encroachments.

TRANSPORTATION PLANNING AND TRAFFIC ENGINEERING

With outgrow of commercial and residential development, the township is facing substantial traffic related problems. This division has prepared a drawing of the major intersections showing the details of the lane widths based upon master plans. Whenever a developer plans for improvements to one of the intersections, this division provides the information to create plans as per master plan.

TRAFFIC RELATED IMPROVEMENTS

This division has addressed the requests of residents in several neighborhoods regarding traffic related issues; many to curtail speeding.

Some of the projects are:

- Parking restrictions codified at various locations due to resident concern/complaints
- Codification of various traffic signs throughout township
- Truck restrictions in the Cornell Heights section of the township
- Installation of Bike Lanes on Paxson Avenue between Flock Road and Hughes Drive

SPEED HUMPS

Speed hump requests are made by written petitions, request from Mayor's office (Speed Hump Survey), phone calls to call center, or on-line survey. Certain conditions have to be met for speed humps to be considered. They are:

- Street classification
- Number of lanes (street width)
- Posted Speed Limit
- Average Daily Traffic
- Horizontal alignment
- Vertical alignment
- Sight distances
- Vehicle mix
- Emergency vehicle use
- Community support

- 85th percentile vehicle speed

In 2022, speed humps were warranted and constructed on Pitman Avenue and Nottingham Alley.

MISCELLANEOUS PROJECTS

The Division of Engineering has performed many miscellaneous projects which require scheduling with other ongoing projects. The following list reflects some examples.

1. Services to Other Agencies - This division handled numerous written requests for assistance by Township and outside agencies. (PSE & G, Verizon, Trenton Water Works, Etc.) There are numerous verbal requests made by the agencies for assistance, which are done on a regular basis.
2. Flood Plain Inquiries - This Division has approximately 106 inquiries for residents and other concerned parties in year 2022 upon request. Some of the letters were for LOMA application which is free. However, there were others for flood determination which fees are charged for the service.
3. Transfer of Properties/Deed Plotting - During the past year approximately 2445 properties were involved in changes of ownership. This Division has been responsible for recording all these changes with 1310 being recorded by new owners' request.
4. Curb & Sidewalk Permits - There were 135 permits issued for the construction of new or replacement curb and/or sidewalk. This Division was involved in several grade designs for residents and provided assistance in resolving various critical conditions.
5. Driveway Permits - This Division issued 189 driveways and/or paving permits. The Township Engineer reviewed every permit before being issued.
6. Reproduction (Printing) - This division made approximately 1500 prints. Of these, approximately 400 prints were made for this Division's use; the remaining prints were made for bid packages, other divisions, and for sale to the public.
7. Planning Board, Zoning Board and ARDA - During the year, the Engineering Division reviewed 14 applications for completeness, flood plain relief and compliance with Township standards as sub-division and site plan applications. An additional task was the review of deed for the properties and a contact with attorneys to clarify errors and omissions.
8. Updating Maps - This division updated Township Tax Maps and House maps during the year because of various changes due to new developments, constructions, consolidations, subdivisions and other changes. Other various map revisions were completed such as street maps, election maps and school board busing routes.
9. Assessment Searches - This division responds to curb, walk, sanitary sewer or paving assessment searches received from the Clerk's Office as needed.
10. New Residential Construction - Before a construction permit is issued, the Engineering Division assigns a house number, checks that construction is not in a flood plain and reviews the proposed grading plan. After construction is complete, the as-built grading plan is reviewed on-site to ensure proper drainage. In year 2022, 18 new residential construction projects were reviewed.

11. Pool Permits - This Division is also responsible for the review of swimming pool permits. Engineering checks the proposed and as-built grading for compliance to ordinance, and help avoid adverse impact on surrounding properties. There were 49 grading plans reviewed in year 2022.
12. Land Development Bonds - All Bond Estimates are checked for the amount, and monitored for expiration.
13. Police Assistance - A new law requires a 500' "Drug Free Zone" around township parks. These detailed maps will be required for all parks. The Division continued to provide mapping with existing elevations.
14. Research - Numerous hours were spent researching deed and office records to establish Township right-of-way, and ownership for various other Township Offices, including that of Township residents and local surveyors.
15. Administrative Waivers – This division reviewed over 14 applications for Administrative Waivers.
16. 200'/500' Certified Property Owners Lists - The Engineering Department has provided the Land Use Office with over 70 certified property owners lists along with detailed mapping showing the limits of said 200'/500' list. The owners' lists are used to notify residents of various types of site improvements in the vicinity of their property.
17. Paper to Digital Receipts & Permits – In an effort to minimize paper consumption and paper storage, digital forms were created in Microsoft Access for deed plotting receipts, sidewalk permits and driveway permits.
18. Create Digital Floor Plans of Township Buildings – The Engineering Office continues to create digital (AutoCAD) floor plans for the use in the construction of improvements to existing Township buildings. The Department of Public Works has requested these files which will be provided to consultants in an effort to minimize the cost of construction design.

In addition to the preceding specific projects, the Engineering office has been continuously involved in many services such as locating easements, sections and lots, ownership of the lot, preparing preliminary cost estimates, reviewing plans not required to go through the Township Board, preparing metes and bounds descriptions and performing other engineering services. Complete tabulation of yearly activities by the objective is also attached.

This Division also was involved with the updating of township tax maps as mandated by the State. The updating also includes implementing a new computer system. The following is a description of work that was performed.

TAX MAPS

The Engineering Division maintains both paper mapping as well as digital mapping of all tax and house number maps. There were approximately 30 revisions to the tax and house number maps due to major and minor subdivisions, consolidations, dedicated ROW and other errors or omissions. New tax maps were prepared to reflect changes due to the major subdivisions that would not fit the existing maps and still remain in accordance with state regulations. New block and lot numbers are

assigned to major and minor subdivisions during the planning/zoning board review process to assure compliance with state mapping regulations and Township tax assessment procedures.

LASERFICHE

The Engineering Division continues to bring all new deeds on file into the laser fiche records storage network. There have been approximately 3000 Deeds added to the storage network in 2022. Back scanning of deeds will continue with an additional 8500 deeds added to laserfiche.

OTHER MAPPING

Various other mapping is available including aerial photography, planimetric mapping, with and without contours, a Township road map including a street index. Additional mapping was prepared by the division and is used by other departments and many outside agencies and residents. Other mapping will be developed as needed.

In 2022, Engineering Division proposed a plan to modify street names for three streets with duplicate addresses for concerns of safety, emergencies, utility services, and utilities. This included adding a compass directional marker to the street names, which was supported by Fire, Police, and the Postal Service. This proposal was sent to Council and approved.

COMPUTER NETWORK

Changes to the Engineering network are being implemented to make the system more efficient, handle additional workload and operate more cohesively with the main Township computer network. Several workstations will be upgraded including software to bring the systems to the most current versions.

File structure will be modified to be more user friendly and in line with the paper file most employers are accustomed.

The division provides support for network problems and assists with computer related issues throughout the Township.

GIS

The Engineering staff continues to work with McMahon to provide data used for the mapping system. The data provided included Township Maps, shape files, outside agency links, databases and other miscellaneous items needed. Engineering staff continues to work with the consultants and provides support for updated mapping changes and database related information. This information is used by many Township Departments. The Engineering staff also provided digital copies of tax maps to County of Mercer for the updating of their County wide GIS system. The digital files used for mapping are then provided to the Township for use by various GIS consultants to create and maintain their systems.

POLICE MAPPING

The Engineering Division continues to provide updates for new development street addresses to the Police Department for the Township 911 system. In addition, the Engineering Division provides updated maps for police ESN zones and 1000' school drug free zone mapping.

STORM WATER

The Federal Clean Water Act by statutory authorization required NJDEP to mandate all municipalities to adopt and implement new Stormwater Management Rules and a Stormwater Management Regulation Program. NJDEP issued a Tier A Municipal Stormwater General Permit to the Township effective April 3, 2004. This was last revised March 3, 2021. Since April 2004 to date, the Township has done the following:

1. Developed a Stormwater Pollution Prevention Plan (SPPP) within twelve months of the Effective Date of Permit Authorization (EDPA).
2. Prepared and adopted a Municipal Stormwater Management Plan (MSWMP) within twelve months of EDPA as required by the stipulations of permit.
3. Prepared, adopted and implemented a Stormwater Controlled Ordinance (SCO) and a number of mini-ordinances such as pet wastes, illicit connection, waste collection, etc. all within the required time frame stipulated by the permit.
4. The Township is up to date with Annual Reports for the Stormwater Program and NJDEP has certified the Township is in full compliance.
5. Adopted new storm sewer inlet design standards and details, retrofitting the existing storm sewer inlets.
6. Located all storm sewer outfalls in both of two segments of the Township Mapping of these outfalls is completed for Segment A.
7. Development of an Illicit Connection Elimination Program (ICEP) is complete.
8. Oktoberfest and mass mailings are part of the Engineering office's extensive outreach and public education component.
9. Consultation with Rutgers University regarding update of detention basin mapping, maintenance, flood prone area identification, and GIS data base.
10. Upgrading of all Stormwater Maintenance Facilities within the Township for both public and private facilities. Continuing the monitoring of the maintenance of private and public stormwater management systems. Reviewed 220 systems with 15 needing follow-up inspections.
11. Revise Stormwater Maintenance Ordinance to better control compliance requirements.

The Township is fully implementing the Statewide Basic Requirements (SBRs) of the Tier A Municipal Stormwater General Permit. Additionally, the township continued to enforce the improvement and maintenance of privately owned basins. The Engineering Division reviewed over 200 inspection reports, and 27 basin owners were summonsed to court to enforce repair and or provide an inspection report for their basin.

HAZARD MITIGATION PLAN

Mercer County assembled a draft Hazard Mitigation Action Plan in the fall of 2021. This plan included twelve municipalities, including Hamilton Township. The draft plan included the following hazard sections: dam failure, Nor'easter, severe weather, severe winter weather, wildfire, disease outbreak, drought, earthquake, flood, geological hazards, hazardous materials, hurricane, and infestations. This plan was adopted by the township through Resolution 2022 123 in March of 2022.

FLOOD MITIGATION PLAN

The Township has signed a statement of Intent to join other municipalities in the non-tidal NJ Section of the Delaware River Basin to develop a multi-jurisdictional flood mitigation plan. The lead agencies in this endeavor are the Delaware River Basin Commission, NJ Office of Emergency Management, NJDEP, FEMA and USDA/NRCS. There are many advantages to the Township for joining in this multi-jurisdictional effort. The Federal Disaster Mitigation Act of 2000 requires that municipalities nationwide prepare flood and/or all hazards mitigation plans in order to qualify for

disaster mitigation funding. The Engineering Division is the local liaison and focus in this program. The Township's efforts have been adjudged exceptional by the Delaware River Basin Commission.

Q-ALERTS, SEE CLICK FIX, AND OPRA REQUESTS

During the 2022 year, Hamilton Township migrated from Q-Alerts to See Click Fix for its online service request/inquiry software. All personnel from Engineering Division attended the training and now utilize the new program for residential concerns. Additionally, 258 OPRA requests were submitted through the Engineering Division.



Hamilton Township

Department of Community & Economic Development

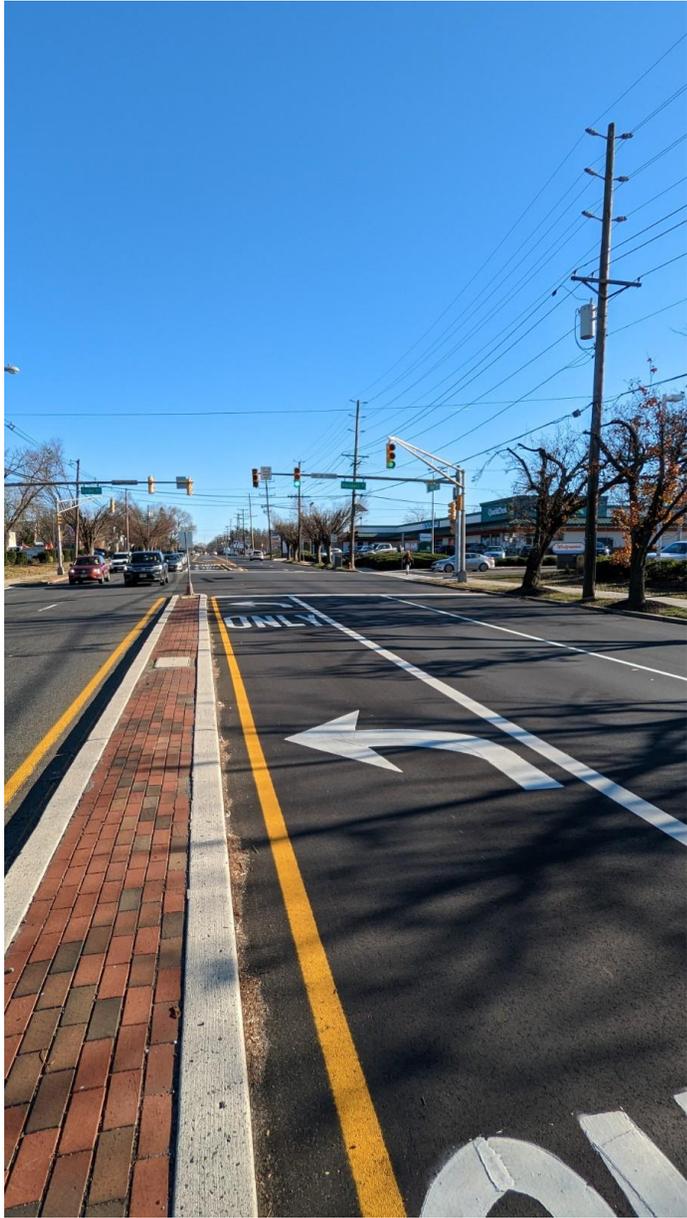
Engineering Division

2022 Project Photos

South Broad Street Southbound Lanes



South Broad Street Southbound Lanes (continued)



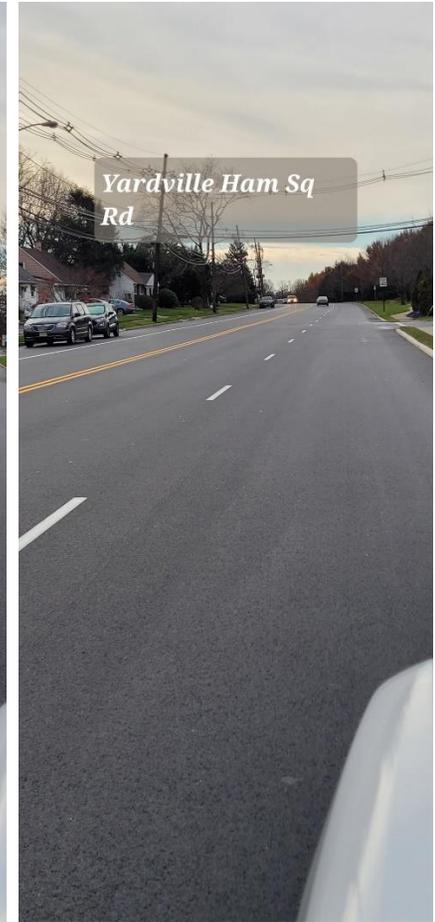
Kenwood Terrace ADA Improvements



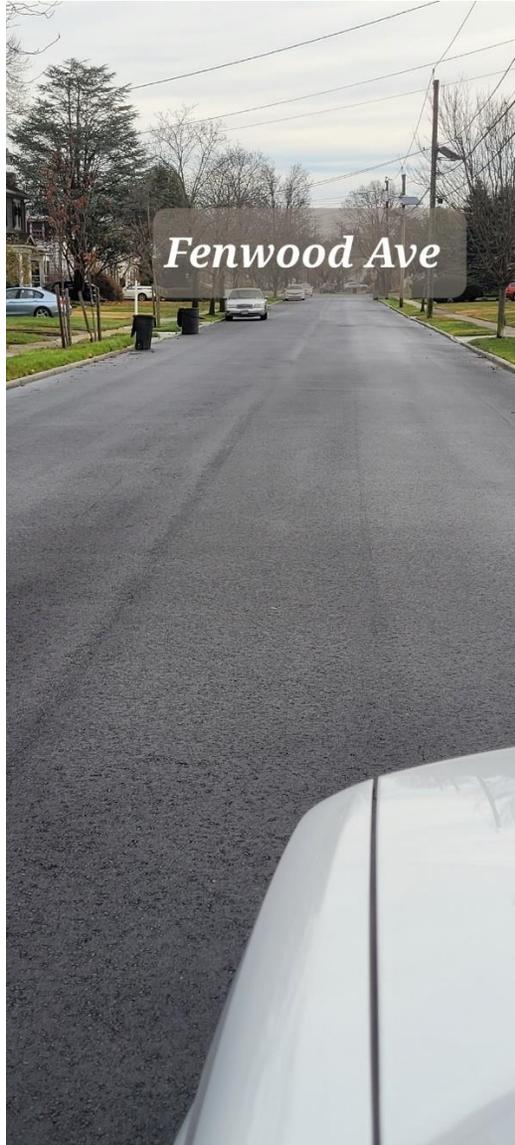
Project Freedom



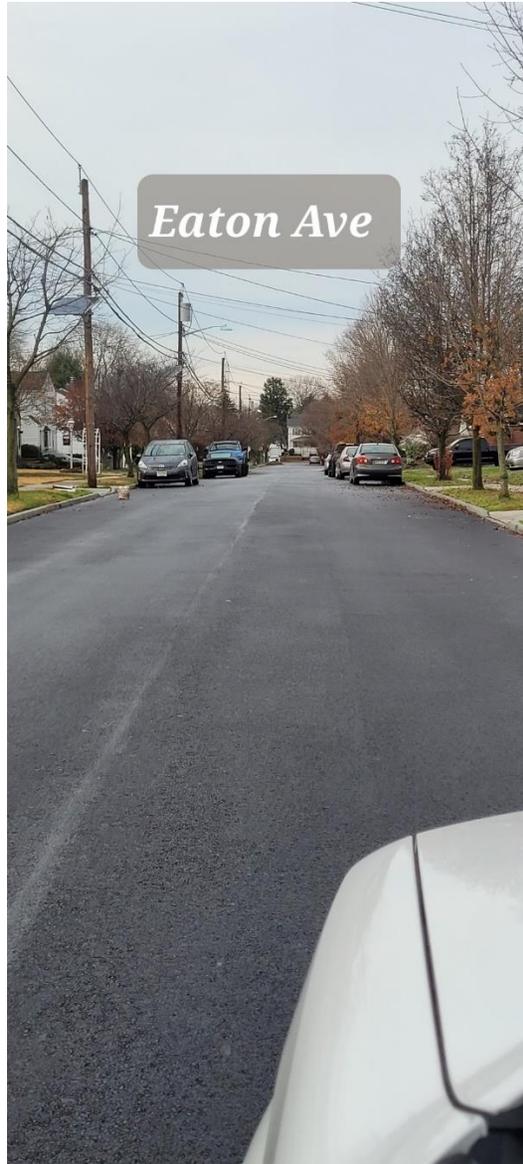
Yardville Hamilton Square Road



Fenwood Avenue



Eaton Avenue



Duck Island



Lamberton Road Widening



Wood Cliff



Whitehorse Circle Wawa



Polaris Executive Center



Switlik Parachute





Jeffrey S. Martin
Mayer

The Township of Hamilton

Department of Housing Inspections and Landlord Compliance

Frederick B. Dumont.
Director

December 30, 2023

To: Fred Dumont, Director

From: Richard Merger, Chief Housing Inspector

Re: Housing Division annual report 2022

The Housing Division's Annual Report will highlight the successes and challenges we have faced in the year 2022. This past year, the average home has increased an average of 30%, along with rising mortgage rates home ownership is further out of reach for many. Rents continue to increase and more homes are becoming rental properties as a result. The Township has several apartment complexes and many new single-family developments under construction. The combination will add hundreds of dwellings that will require inspections and Certificate of Occupancies (C/O's) to be completed. Columbia Group continues to build new condos and townhouses. There were 96 additional rental units added this year.

This year the State of New Jersey has enacted two laws that affect Hamilton Township.

1. N.J.S.A. § 40A:10A-2 requires that owners annually register their certificates of insurance demonstrating compliance with this law with the local municipality.
2. At N.J.A.C. 5:28A-2.1(b), (c), and (d) requires lead paint inspections for pre-1978, residential single unit, two-family, and multifamily rental properties upon tenant turnover, or by July 24, 2024. Hamilton Township is responsible for inspecting every dwelling unit and is required to ensure every rental unit has a valid lead safe certification or is exempt. Municipalities are required to maintain a registry of lead safe/free certifications (The implementation of the above laws will be challenging, as they need to be added to our *daily* duties.)

Certificate of Occupancy:

In 2022, we accepted 1,157 sale applications and 2,183 rental applications for a total of 3,340 C/O's. We issued 3,248 rental C/O's and 1,213 sale C/O's and completed over 5,395 inspections.

On June 6, 2022, there were 2,100 expired and active CO cases. Apartment complexes were the bulk of expired cases and *all* related multi-family cases have been corrected. The remaining non multi-family cases are being worked on singularly. The next phase is to issue Notice of Violations (NOV's) to property owners with a failed inspection. As of Dec 30, 2022, there are 492 expired cases and 952 active cases for a total of 1,444. In prior year's there was no process in place to address the expired cases. We have worked tirelessly to remedy this issue.

Housing has assisted Construction on closing open building permits. As of January 2020 there were over 5,000 open construction permits. This has prevented many C/O's from being issued. We are working on a balance between processing the C/O's and assisting the construction office.

Department of Housing Inspections and Landlord Compliance

Landlord Licenses and Rental Registrations:

Hamilton's rental market is worth over \$20,000,000.00. There are more than 10,500 rental units and over 2,000 registered Landlords in Hamilton. This year we have processed 486 landlord licenses and 900 rental units registrations. Out of 1,183 invoices sent there are 36 registrations pending payment for 2022. Over 80 registrations that were more than 5 years past due have been brought into compliance.

There are 45 registrations that are pending payment for year 2021. These cases have not been addressed as of 12/30/22. There are 270 cases pending payment and 980 cases expired in our system.

Complaints and Violations:

The *QAlert* system has been changed to SeeClickFix, Housing has handled roughly 400 service requests and issued hundreds of NOV's. Service requests range from high grass to illegal occupancy, unkempt homes to abandoned properties. We have been working on creating a path so all inspectors are trained on SeeClickFix and have the knowledge required to issue NOVs. Currently one inspector is assigned to this task. In the summer months, it is difficult to keep up with the new requests and the re-inspections. After the "high grass" months, we are able to manage the requests. This year we have made it a priority to follow up on any complaint inspection with an NOV. This has had a positive impact on getting properties in compliance, however, this takes time. We are working with Magnet to implement a new module called "CODE ENFORCEMENT" to assist with the NOV process. We will then be able to perform a complaint inspection and have an NOV auto populate, this will be more efficient along with the ability to better track data. The NOV is then emailed or can be down loaded, printed and mailed.

In 2022 Housing has issued over 470 summons', resulting in several hundred court appearances. We have been working with the courts to create an operating procedure that is effective. Currently this office is attempting to address long standing and time consuming issues with the court process. This includes: issuing summons', keeping an accurate log, going to court and acquiring the disposition from the court. On 11/7/2022 Housing had 30 court cases on the docket, **not one defendant appeared**. This is an illustration of the difficulties we face in court. The Landlords that own dozens, if not hundreds of properties manipulate the system to their benefit.

The Housing Division has had several success stories this past year:

The hard work and effort of our staff has produced new revenue reports from Magnet that we utilize for tracking fees. We have been able to properly train our department to enter fees, which has again given us the ability to keep accurate records.

Beginning this year, we are invoicing for landlord and rental renewal cycles 90 days prior to expiration, past due late fees are added, per township ordinance. NOV's are sent once the case expires past 60 days. A summons to appear in court is then sent, once the case expires past 90 days.

Department of Housing Inspections and Landlord Compliance

A 30/60/90 review of Change of Occupancy applications has been implemented with a review every morning. The Inspector who previously inspected the property contacts the owner to inquire why the CO has not been issued.

White Horse Gardens - apartment complex had 44 units out of 46 without C/O's. Basements and common areas were found to have multiple safety violations. All apartments have C/O's issued and inspections of basements and common areas will be scheduled in January 2023

Hamilton Gardens - apartment complex had renovated numerous apartments without proper permits. Basements and common areas were found to have multiple safety violations. All Housing violations have been remedied. Apartments and remaining permit violations are currently being inspected by the construction office.

Northsight Management LLC - a Texas Corporation manages dozens of properties for various banks, obtaining the properties registered with CO's has been arduous.

111 Lake Ave - the original owner is deceased and the heirs of the estate did not take the assets out of probate. The family then rented the property without a CO, Landlord or Rental registration. This debacle made it close to impossible to get the property in compliance. After much effort, we received information regarding the heirs, and were ultimately able to have them appear in court; which concluded bringing the property into compliance. Once the property was inspected, the home was found unsafe to inhabit and the occupants were required to vacate the property. Since then the property has been sold to a new owner who is currently renovating it.

To give just a few examples of the challenges that the Township faces with enforcement:

A search of the owner on record around the Bromley section of the township (approx. 5 streets) turned up 48 properties showing the tax records that the owners do not occupy the address or they are setup as LLC's and do not have registrations. The staff is currently working on bringing these properties into compliance and ensuring our residents are living in safe, legal housing.

The township is changing the names of several streets and there are 27 properties that the owner on record does not reside at the property. These properties will need to be investigated to ensure they are properly registered and a C/O issued.

Moneywell Management LLC is a Corporation that owns dozens of LLC's, with each separate LLC owning dozens of properties. Through persistence and determination our team finally got the owner to appear in court. Even though fines and fees have been paid, most of the properties are NOT in compliance and we are continuing to issue summons'.

HOUSING DIVISION ANNUAL REPORT BY THE NUMBERS

2022/2021

Change of Occupancy Applications

<u>2022</u>	<u>TOTAL-3,340</u>	<u>2021</u>	<u>TOTAL-3407</u>
	SELL-1,157		SELL-1470
	RENT-2,183		RENT-1937

Housing Revenue from CO Applications

\$354,930.00	\$367,741.40
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Landlord and Rental Registrations

<u>2022</u>	<u>TOTAL- 1495</u>	<u>2021</u>	<u>TOTAL- 1309</u>
LANDLORD-521	RENTAL UNIT-974	LANDLORD-454	RENTAL UNIT-855

Landlord and Rental Registration Revenue

\$274,136.00	\$155,023.25
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Vacant Properties

<u>2022</u>	<u>2021</u>
REGISTRATIONS-126	REGISTRATIONS-153

Vacant Property Revenue

\$176,014.75	\$184,000.00
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TOTAL REVENUE

<u>2022</u>	<u>2021</u>
\$847,340.00	\$668,038.00

**TOWNSHIP OF HAMILTON
OFFICE OF HOUSING
MEMORANDUM**

TO: Fred B. Dumont, Director Community & Economic Development
FROM: Janice E. Blakely, Director of Neighborhood Preservation
RE: Housing Authority End of the Year Report
DATE: November 29, 2022

CDBG Program

- Waiting for HUD to forward our funds for FY2022 for the amount of \$623,290 into HUD IDIS system.
- 4 rehabilitation jobs that will be completed by the end of December.
- 4 rehabilitation jobs in the processing stage determining eligibility.

Section 8 Program

Hamilton Housing Authority has 222 vouchers, 15 Emergency Housing and 5 additional voucher which brings the granted total to 252. The breakdown is as follows:

- 176 families leased up on our program
- 3 port outs
- Currently have 10 families out searching for housing.
- One port in from Ohio
- 11 Emergency Housing Voucher and one is currently searching.

DIVISION OF INSPECTIONS

ANNUAL REPORT

2022

INDEX

- I. PURPOSE/BASIC MISSIONS**
- II. CONSTRUCTION PERMIT ACVITIVY & SUPPORTING DOCUMENTS**
- III. LIST OF MAJOR COMPLETED PROJECTS**
- IV. LIST OF ONGOING MAJOR PROJECTS**
- V. PICTURE'S**
- VI. PERMIT COMPARISON**

I. Purpose/Basic Mission

The Division of Inspections is responsible for enforcing the regulations set forth by the Uniform Construction Code of New Jersey. The regulations include structural design, construction and maintenance, use of building or structures to be erected along with alterations, renovations, rehabilitation, repairs, maintenance, removal or demolition of buildings or structures already erected.

II. Construction Permit Activity

Total Permits Issued with Updates- 6,365
Plan Reviews Performed- 12,352
Field Inspections Performed- 23,527
Single Family Homes-16
Single Family Additions- 54
Single Family Renovations- 195
Commercial New Structures- 9
Certificates of Occupancy-532
Temporary Certificates of Occupancy- 87
Certificates of Continued Occupancy-18
Certificates of Approval- 4,914

Permit Fees- \$3,226,428.00
Certificates (C of O)- \$67,050.00
Certificates (CC of O)- \$2,700.00
Certificates (Temp CO)- \$1,110
UCC/DCA Fees Collected- \$193,869.00
Violation Fees Collected- \$25,900.00
Contractor Registrations- \$32,500.00
Journeyman Licenses- \$285.00

Total Fees Waived- \$232,888.00

Total Revenue Collected- \$3,557,348.00

Numbers as of December 30, 2022

III. List of Major Completed Projects

- * 1073 Whitehorse-Mercerville Road- Family Dollar
- * 1 Hamilton Health Place- Interior work to I R LAB
- * 527 Klockner Road- Victor's Meat Market
- * 2465 Broad Street- Hamilton Beauty Supply
- * 200 Horizon Boulevard- First Responders Partnership
- * 3100 Mercerville-Quakerbridge Road Suite 30- New pad site and Starbucks
- * 3100 Mercerville-Quakerbridge Road- Shop Rite Wine and Spirits
- * 1071 Whitehorse-Mercerville Road- Second Avenue
- * 8 Quakerbridge Plaza-Interior fit out for AUM Real Estate
- * 20 Wagner Street- New Single Family Home
- * 3535 Mercerville-Quakerbridge Road- Steep Hill INC Science and Technology Company
- * 2103 Whitehorse- Mercerville Road- Alpha Ink Studio INC
- * 410 Hamilton Marketplace Boulevard-Little Gym
- * 406 Hamilton Marketplace Boulevard- SETS Gym
- * 201 Hamilton Marketplace Boulevard- Mission BBQ
- * 1215-1309 State Highway 33- Good Will
- * 1262 Whitehorse-Hamilton Square- Hamilton Cardiology Associates
- * 957 State Highway 33- Mercer County Connections
- * 1075 Whitehorse-Mercerville Road- Grocery Outlet
- * 4445 Nottingham Way- Champs Cigar & Vape
- * 2465 Broad Street- Master Barbershop
- * 1070 Whitehorse-Mercerville Road Space A & B- Maniya Health
- * 2626 Kuser Road- New Single Family Home
- * 3100 Mercerville-Quakerbridge Road Unit 14- Family Fun Hobbies
- * 2 Blackforest Road- KNF Neuberger
- * 2465 Kuser Road- First Bank
- * 200 Clocktower- Selective Insurance
- * 1710 Kuser Road- Outside the Lines Art Studio
- * 8 Isabella Court- New Single Family Home
- * 112 Bethel Avenue- New Single Family Home

List of Major Completed Projects (Continued)

- * 205 Hamilton Marketplace Boulevard- Honey Grow
- * 2124 Liberty Street – Alliance Financial Services
- * 2557 Nottingham Way- Smoke Exchange
- * 1435 Liberty Street- Children’s Home Society
- * 1700 Nottingham Way Space #3- Crab Du Jour
- * 55 Whitehorse Avenue- Express Laundromat of Hamilton
- * 10 Isabella Court- New Single Family Home
- * 1150 Whitehorse-Mercerville Road- Family Café
- * 1200 Sierra Drive- New Condo Building
- * 310 Clarendon- New Single Family Home
- * 320 Clarendon- New Single Family Home
- * 330 Clarendon – New Single Family Home
- * 430 Marketplace Boulevard- My Salon Suites
- * 1077 Whitehorse-Mercerville Road- Dollar Tree
- * 1435 Liberty- Children’s Home Society
- * 2624 Kuser Road- New Single Family Home

IV. List of On-Going Major Projects

- * 100 American Metro- Stark & Stark
- * Columbia Group- Numerous Buildings – Townhomes and Condos
- * 3157 S. Broad Street- WAWA
- * 300 Cabot- 43 Unit Apartment Building
- * 1420 Chambers- Dollar General
- * 47 Hauser- New Single Family Home
- * 4 Nicole Court- New Single Family Home
- * 6 Nicole Court- New Single Family Home
- * 7 Nicole Court- New Single Family Home
- * 8 Nicole Court- New Single Family Home
- * 10 Nicole Court- New Single Family Home
- * 9 Nicole Court- New Single Family Home
- * Oakwood- New Single Family Homes
- * 1 Nicole Court- New Single Family Home
- * 2 Nicole Court- New Single Family Home
- * 600 Cabot Drive- Warehouse
- * 2000 Marketplace- Warehouse
- * 6 Misty Meadow- Homes by TLC
- * 524 RT 130- Warehouse
- * 1100 Negron- Warehouse
- * 3694 Nottingham Way- Nottingham Way
- * 1180 RT 33- Mandel
- * 2060 Whitehorse-Mercerville Road- 7-11with Gas
- * 33 Thomas Rhodes- Warehouse
- * 17 Thomas Rhodes- Warehouse
- * 1367 Lamberton Road- Warehouse
- * 1470 Klockner- ARC Mercer

V. **Picture's**

PLEASE SEE ATTACHED

VI. Permit Comparison

Hamilton Township- 6,365 as of December 30, 2022

Robbinsville Township- 1,090 as of November 2, 2022

Lawrenceville Township- 1,830 as of September 30, 2022

Ewing Township- 2,393 as of November 16, 2022

West Windsor Township- No response

Woodbridge Township- 3,528 as of November 3, 2022

City of Trenton- No response

Land Use Office
Annual Report
2022

Executive Summary

Zoning and Planning Board Applications	46
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Deed and Mylar Review	47
Administrative Waiver Applications	18
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Pre Approvals :	
Single Family Homes	16
Residential Additions	54
Decks	119
In-ground pools	42
Above Ground Pools	69
Citizens/Applicants at Public Counter	437
Review/Approve Permits	203
Board Approvals	
Warehousing	420,024sq ft
Commercial	85,755 sq ft
Residential	415 units
Manufacturing	109,230 sq ft

The Land Use Office (LUO) of Hamilton Township provides continuous assistance regarding the procedures a land developer or homeowner must follow to obtain Planning Board or Zoning Board of Adjustment approvals. We coordinate the procedures required for land development approvals so that applicants can commence with site work, obtain the necessary building permits, and obtain release of performance guarantees. The nature of these duties and the volume of land development applications received monthly necessitates full-time service by the Land Use Coordinator and Board Secretary.

Developers are encouraged to meet with Township land use, planning and engineering staff regarding potential site plan or subdivision applications. We meet with developers and their attorneys, architects, engineers & planners to assist them with land development applications and procedures. These meetings also allow us the opportunity to discuss alternative designs that would minimize the need for variances. 59 meetings were held in person , via conference call & Zoom .

The Land Use Office staff receives and processes development applications to be reviewed and acted upon at the Administrative Review of Development Applications (ARDA) meeting. The LUO processed 46 new Zoning & Planning Board applications in 2022. Escrow accounts for applications are established by the Board Secretary for the payment of consultants, Board Attorneys and transfers to the Township. Each of the applications are referred to six different Township offices. Application completeness reviews are forwarded to the applicants or attorneys representing the applicant. Applications are scheduled for Planning and Zoning Board meetings and agendas are prepared by the Coordinator and Board Secretary. In 2022 the staff attended, 12 meetings of the Zoning Board of Adjustment, and 14 Planning Board meetings.

The Dept of Community & Economic Development (C&ED) instituted a new procedure for the review of development applications in 2021 & this continued in 2022. We retained six Engineering & Planning consulting firms to perform reviews of Planning & Zoning Board applications & appear at Board meetings. Township staff continued to review homeowner applications & minor subdivisions

After an application is heard by the Boards, notice of decisions, minutes, and resolutions are prepared by the Board Secretary and distributed to the Board Members, applicants and/or their attorneys and all other interested parties.

2022 BOARD APPLICATIONS

APPLICATION #	BLOCK	LOT	OWNER/APPLICANT	LOCATION	DESCRIPTION	SQ. FT.	STATUS
22-07-012	2575	167-170	2367 Kuser Rd LLC / Kuser Rd Investments LLC	2367 Kuser Rd	Preliminary & Final Site Plan-warehouse	64,355	PB 1/12/23
22-07-013	1824	4.01	Albon Holdings - Haldeman Ford	607 Rt 33	Preliminary & Final Site Plan-	2,399	PB TBD
22-04-006	2266	1	Princeton Holdings/ Interstate	S. Broad St / Joseph St	Use Variance / Preliminary & Final Site Plan	Billboard	Approved ZBA 12/13/22
22-10-025	1836	20.01	Brady Hamilton Sq Inc	11 Mercer St	Use Variance / Preliminary & Final Site Plan - adding bar & kitchen	624	Approved ZBA 12/13/22
22-09-021	1945	2	Delectaburger, Inc	Rt 33 / Whitehorse Hamilton Sq Rd	Use Variance / Preliminary & Final Site Plan - Habit Burger	3,432	ZBA TBD
21-03-012A	1588	3 & 4	2144 East State Rd Ind LLC	2144 E. State St	Use Variance / Preliminary & Final Site Plan Motor Freight Terminal	16,080	ZBA TBD
22-06-011	1727	19	57 North Johnston LLC/ ZY Labs	57 North Johnston Ave	Preliminary & Final Site Plan- Cannabis cultivation & manufacturing	109,230 existing	Approved PB 12/8/22
21-09-036	1922	26,27,34	1531 & 1651 Klockner Rd LLC	Klockner Rd	Final Site Plan	388 Rental Units	Approved PB 12/8/22
22-10-023	1730	3	Herb-a More	1218 Walnut Ave	Preliminary & Final Site Plan -cannabis cultivation & manufacturing	51,374 existing	Incomplete ARDA 11/16/22
22-03-003	2264	3	1 Earth Homes LLC	Hunt Ave & Samuel St.	Preliminary & Final Major Subdivision	5 Lots	Incomplete ARDA 11/16/22
22-10-024	2185	42	TEEVEE, LLC	Deutz Ave	Preliminary & Final Major Subdivision	4 Lots	Incomplete ARDA 11/16/22
22-04-008	1602	2.01/ 2.02	PR III/LEG Hamilton	Sloan & Klockner Ave	Use Variance, Preliminary Site Plan, Minor Subdivision - warehouse	420,024	Approved ZBA 10/25/22
22-05-009	2173	21.01 /21.02 /21.03	Twin Ponds Owner LLC	Yardville Hamilton Sq Rd	Revised Preliminary & Final Site Plan- 69 senior apartments	98,700	Incomplete ARDA 10/19/22
22-09-018	2173	13.01 / 14/15 /16.01	Whiteagle Printing/ Denholtz Acquisition	2550,2554,2538,2526 Kuser RD	Preliminary & Final Site Plan /Minor Subdivision- flex building	60,000	Incomplete ARDA 9/21/22
22-09-020	2154	9 & 11.01	947/841 Kuser Rd LLC	947 Kuser Rd	Use Variance / Preliminary & Final Site Plan - self-storage	68,250	Incomplete ARDA 9/21/22
21-12-050	2163	18	Harveer Singh / Vessel RE Holdings LLC	1472 Kuser Rd	Use Variance / Preliminary & Final Site Plan - 5 Story Apartment building	48 Market Units/ 12 Affordable Units	Denied ZBA 9/13/22
19-04-016A	1824	11.01 & 13	Harvest 787 Rt 3	787/797 Rt 33	Final Site Plan	4,450 retail	Approved PB 9/8/22
22-05-022	1603	19.01	Highglen Clover Sq	3100 Mercerville Quakerbridge Rd	Preliminary & Final Site Plan / Minor Subdivision - Checker's Restaurant	820	Approved ZBA 8/23/22
21-03-013A	2597	7	Triad/ Liquid Outdoor Media	75 South Gold Drive	Revised Final Site Plan	Billboard	Approved PB 7/28/22
20-10-039A	2176	2&3	Hewitt Street Square LLC	Hewitt Avenue	Preliminary & Final Site Plan - Self Storage Facility	60,525	Approved ZBA 7/26/22
21-12-051	2613	36	JDN Real Estate /Chick-fil-A	500 Marketplace Blvd	Use Variance/ Preliminary & Final Site Plan	5,147 Fast Food Restaurant	Approved ZBA 6/14/22
22-02-002	1509	17	N J Sports Assoc / Christ Centered Church of Hamilton	4 Tennis Court	Use Variance- house of worship	existing	Approved ZBA 6/14/22
21-06-023	2527	17	3332 Hamilton Real Estate LLC	3332 S. Broad St.	Use Variance/ Concept Site Plan	27 unit condo / townhomes	Approved ZBA 5/10/22
21-11-042	1799	4	Lukoil North America LLC/ Mercerville Equities LLC	249 Rt 33	Use Variance/Preliminary & Final Site Plan - Chipotle	2,325	Approved ZBA 5/10/22
21-12-052	2163	50.01	PSE&G	1194 Whitehorse Mercerville Rd	Conditional Use & Final Site Plan	2,700 gas regulator station	Approved PB 4/28/22
21-06-029	1682	18/19	Anantaya Real Estate (WellAid)	2610 Nottingham Way	Preliminary & Final Site Plan- Pharmacy	1,104	Approved PB 4/28/22
21-08-032	2451	2	Aldi Inc/ AZ Hamilton	2735 S Broad St	Preliminary & Final Site Plan / Minor Subdivision -Auto Zone	6,796	Approved PB 3/24/22
21-11-044	1632	5.01	BDA Hamilton LLC	121 First Ave	Preliminary & Final Site Plan -Freight Forwarding Facility	n/a	Approved PB 2/24/22
21-06-028	1945	1	Meadowbrook Realty	1201 Rt33	Use Variance/Preliminary & Final Site Plan - Valvoline	4,588	Approved ZBA 2/22/22
21-09-036	1922	26,27,34	1531 & 1651 Klockner Rd LLC	Klockner Rd	Preliminary Site Plan	388 Rental Units	Approved PB 2/10/22
20-01-004	1642	4	Jorgan Realty LLC / Superior Landscaping & Design	1985 E. State St.	Preliminary & Final Site Plan	*	Approved PB 1/27/22

The LUO coordinates the review and signing of mylars of approved plans and subdivision deeds by Planning & Engineering and Board officials. Plans and deeds are reviewed to ensure compliance with the conditions set forth in Planning and Zoning Board resolutions of approval. The Coordinator guides applicants in securing acceptable performance guarantees for site improvements. In 2022, 47 plans/ mylars/ deeds were received for review.

Construction cannot begin on site until a pre-construction meeting is held. The Land Use Office is responsible for the scheduling of these meetings between applicants and their engineers and contractors and officials of the Divisions of Public Works, Building Inspections and the Mercer County Soil Conservation District. In 2022, 13 preconstruction meetings were held.

<u>PRE-CONSTRUCTION MEETINGS</u>					
<u>UPDATED December 14, 2022</u>					
APPLICATION #	OWNER/APPLICANT	LOCATION	DESCRIPTION	SQ. FT.	MEETING DATE
19-01-002	Family Dollar	1420 Chamers St	Site Plan	8,320	1/6/2022
19-12-049	Wawa	3161 Quakerbridge Rd	Site Plan	5585 retail w/fuel	1/11/2022
20-09-030	7 Eleven	1850 Klockner Rd	Site Plan	3,043 retail w/fuel	1/18/2022
W20-04	ARC Mercer	1470 Klockner Rd	Site Plan	3,235 group home	2/8/2022
19-10-043	TJC	381 Ward Ave	Subdivision	44 lots	3/29/2022
21-01-002	Matrix	Cabot Dr	Site Plan	48,960 warehouse 5,000 office	5/10/2022
21-01-003	Matrix	524 Route 130	Site Plan	117,942 warehouse 5,000 office	5/10/2022
19-10-044	Buklad Memorial Home	S.Broad St /Park Ave	Site Plan	parking lot	6/28/2022
19-12-055	G & P Corner Propeties	Erie Ave	Subdivision	2 lots	7/7/2022
20-08-027	Dr Ralf	4210 S.Broad St	Site Plan	1,335 dental office	7/13/2022
21-04-019	Switlik	1325 East State St	Site Plan	20,604 manufacturing	9/15/2022
21-01-008	BCIF	646 Rout 130	Site Plan	173,250 & 217,250 warehouse	9/28/2022
21-08-032	Auto Zone	2735 Broad St	Site Plan	6796 retail	10/5/2022

Subsequent to construction the LUO coordinates and processes requests for bond reduction and release. In 2022 12 requests were processed. Requests are distributed to Public Works and the Divisions of Planning and Engineering for site inspection. Requests for Council Action are prepared for bond release/reduction and forwarded to Council. In 2022, 23 requests for Council Action were processed.

The number and types of Planning and Zoning Board applications would have been greater if not for the Administrative Waiver process. The purpose of this action is not only to reduce the case load of both the

Planning Board and Zoning Board of Adjustment, but also to spare the land developer the cost, the time, and expense of filing a formal application to one of the land development boards when proposed additions or modifications to residential or commercial properties are of a minor nature and will not affect existing drainage, circulation, or landscaping on the site. In addition, the C&ED Director as Administrative Officer is permitted to modify the required yard setbacks when a lot is irregularly shaped, substandard or if the proposed modifications will not be out of character with the existing conditions in the immediate neighborhood. The LUO Coordinator reviews applications to determine if the application meets the criteria for said administrative waiver. In 2022 18 Administrative Waivers were acted on.

The Land Use Coordinator's approval is a "pre-approval" to the acceptance of construction permits. In 2022 203 proposals were reviewed for zoning conformance with front/side/rear yard setbacks and building coverage. Preapprovals include new single family homes, residential additions, decks, pools, sheds. In 2022, the following approvals were granted : 16 single family homes , 54 residential additions, 119 decks, 42 inground pools & 69 above ground pools.

In addition, this office also prepares Council Action requests for the acceptance of deeds of dedication per Planning / Zoning Board approvals and Land Use Ordinance Changes. 25 Council requests were processed in 2022.

The LUO Coordinator provides policy recommendations and technical assistance to mayor, business administrator and division directors on planning matters and procedures; recommends zoning updates, land development ordinance revisions, possible overlay districts, and recommends master plan changes impacting future land uses. The LUO Coordinator also confers with the Township Attorney and Planning and Zoning Board attorneys on the interpretation of, and compliance with, Township land use laws.

The Land Use Office provides continuous assistance to citizens at the public counter. This is in addition to the continual process of coordinating and tracking plans, applications, traffic and environmental studies, and staff and consultant reviews with Township staff and consultants and applicant's engineers, architects, attorneys and other consultants. In 2022 437 citizens/applicants were assisted at the counter . This public counter assistance includes determining the zoning classification of properties; providing interpretation of the Land Development Code; reviewing and giving pre-approval for residential and commercial construction permits; approving zoning permits; providing application files and plans for public inspection; and helping

homeowners in the completion of administrative waiver applications and development application forms and public notice forms for the Zoning Board of Adjustment and the Planning Board.

We conducted a second Zoning Board of Adjustment meeting each month in 2022. This meeting has been placed on our proposed regular meeting schedule for 2023. This is helping us achieve our goal of approving applications in a timely manner.

There is a continuing effort to improve the work of this office. To that end there are several goals for 2023.

- We are reviewing our Ordinance to determine if we can expand the eligibility for Administrative Waivers. If expanded, we can achieve our goal of decreasing the amount of homeowner variance applications before the Zoning Board of Adjustment.
- Work to enhance communication between all divisions within the Department of Community & Economic Development. This will lead to increased efficiency in the processing of applications & permits.

DIVISION OF PLANNING
DEPARTMENT OF COMMUNITY AND ECONOMIC
DEVELOPMENT

**2022 ANNUAL
ACCOMPLISHMENT
REPORT**



Top Left – New 266,000 sq. ft. warehouse with support office at Marketplace Blvd terminus
Top Right – South Broad Street @ Rt 206 new Wawa convenience store with gas
Bottom Left – Residential Street Tree Plantings – Deacon Drive Zone E
Bottom Right – ARC Mercer new group home on Klockner Road

Prepared by: Robert C Poppert, PP, AICP, Township Planner
Date: December 5, 2022



TOWNSHIP OF HAMILTON M E M O R A N D U M

TO: FREDERICK DUMONT, DIRECTOR, COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

FROM: Robert C. Poppert, PP/AICP, Township Planner

DATE: December 5, 2022

RE: **ANNUAL REPORT - YEAR 2022**
PLANNING DIVISION ACCOMPLISHMENTS

Our accomplishments and highlights for the year 2022 are as follows:

A. Land Use Development

The Planning Division held at least seventy (70) meetings with prospective developers concerning their land use proposals and questions. The Planning Division made fourteen (14) presentations to the Zoning Board of Adjustment (11 in person meetings and 3 “zoom” virtual meetings) and thirteen (13) to the Planning Board (10 in person meetings and 3 “zoom” virtual meetings). These presentations essentially reported on applications before these Boards – many of which emanated from the separate meetings initially held.

Some of the more prominent developments reviewed by the Division of Planning and approved by the respective Boards were the following:

1. 1531 & 1651 Klockner Rd LLC (Klockner Road) – Preliminary site plan granted to construct 388 rental units (310 market and 78 affordable) within 22 3-story buildings.
2. AZ Hamilton LLC (South Broad Street) – Preliminary and final site plan granted to construct a 6,796 sq. ft. AutoZone.
3. Hewitt Street Square LLC (Hewitt Street) – Preliminary and final site plan granted to construct a self-storage facility (8 one-story buildings 62,525, sq. ft. total).
4. Anantaya Real Estate LLC (2610 Nottingham Way) – Preliminary and final site plan granted to convert an existing 1,153 sq. ft. single family dwelling into a pharmacy/drug store.
5. Harvest 787 RT 33 (787/797 Route 33) – Final site plan granted to construct a 4,450 sq. ft. retail building.
6. Meadowbrook Realty LP (1201 Route 33) – Use variance, preliminary and final site plan approval granted to construct a 4,588 sq. ft. auto repair facility.

7. 3332 Hamilton Real Estate Inc. (3332 South Broad Street) – Use variance granted to construct a twenty-seven (27) unit townhouse development.
8. Mercerville Equities, LLC (249 Route 33) – Use variance, preliminary and final site plan granted to construct a 2,325 sq. ft. Chipolte fast food restaurant with drive thru.
9. JDN Real Estate/Chick-Fil-A (500 Marketplace Blvd) - Use variance, preliminary and final site plan granted to construct a 5,147 sq. ft. Chick-Fil-A fast food restaurant with drive thru.
10. Highglen Clover Square (3100 Mercerville-Quakerbridge Road) - Use variance, preliminary and final site plan granted to construct an 820 sq. ft. Checkers fast food restaurant with drive thru.
11. PR III LEG Hamilton Industrial LLC (Sloan Avenue) - Use variance, preliminary and final site plan granted to construct a 420,024 sq. ft. warehouse with support office space.

Below are some of the approved projects under construction during 2022:

- 1. 7-Eleven – Klockner Road - construction of a new 5,865 sq. ft. convenience store with gasoline sales



- 2. Harris Hamilton/Sherute – construction of a new 25,757 sq. ft. manufacturing/warehouse addition to an existing building.



3. ARC Mercer – Klockner Road – construction of a new group home



4. Polaris – Cabot Drive – Construct a new three-story 43 unit apartment building.



5. Matrix – Route 130 – construction of a new 117,942 sq. ft. warehouse building



6. BTC III Acquisitions – Marketplace Boulevard – construction of a new 266,000 sq. ft. warehouse with support office space



Other notable redevelopment projects that continued into 2022:

1. 2018 S. Broad Street LLC (The Ferber Company) – This office has worked with the prospective developer, the Ferber Company, to develop and present to Council and Planning Board a redevelopment ordinance. Site work is nearing completion and a certificate of occupancy will be issued in the very near future. .



In addition to formal reviews before the Planning and Zoning Boards, the Division's Administrative Waiver process handled eighteen (18) cases. These waivers primarily resulted in approvals for various residential homeowners and some larger commercial applications such as the conversion of a gas station car repair garage to a convenience store at 1870 Kuser Road, conversion of indoor recreation/athletic space to a church on Tennis Court, and minor site improvement revisions to a previously approved warehouse on Thomas J Rhodes Drive.

The Division of Planning also performs various site visits/inspections. We completed fifty-four (54) site visits pertaining to items such as site plan submissions, building permits, Zoning Board applications for homeowners, meetings at site with property owners, compliance with approved site plans, etc. We also completed about two hundred sixty-four (264) site visits/inspections pertaining to tree planting projects (2021 Residential Tree Planting Contract Zones A, B, C and D) and parks and capital construction contracts. Inspections to reduce/release performance bonds for landscaping are also a function of the Planning Division. At least twenty-one (21) such inspections were performed by this office.

All sign (façade and freestanding) permits are reviewed and approved by the Planning Division. These amounted to fifty (50). Sheds and fences are also reviewed and approved

by the Division of Planning along with Land Use. These amounted to a total of three hundred fifty-four (354) permits. This office reviewed another eighty-two (82) permits relating to generators, AST's, construction trailers, demolition, telecommunication monopoles, pools, solar panels, handicapped ramps, site lighting, etc.

B. Grant Administration

The Planning Division administered a number of grants during 2021. These included the following:

1. 2018 Safe Routes to School – Applied for **\$376,768.26** in grant funding for pedestrian safety improvement in the vicinity of Klockner Elementary School. Hamilton Township was awarded \$342,000.00 by NJDOT May 24, 2019 for this grant project. See #2 below.
2. 2018 Safe Routes to School – Hamilton Township was awarded **\$383,596.88** in additional funding under the NJDOT Design Assistance Program (DAP). We retained Arora and Associates P.C. to serve as the project design engineer of record. We have obtained "preliminary" plan approval from NJDOT and are now in the process of completing "final" engineering plans.
3. FY 2022 USEPA Brownsfields Cleanup Grant for Neapara Rubber factory 1849 East State Street - On behalf of Hamilton Township, Brinkerhoff Environmental Services Inc. applied for grant funding in the amount of **\$500,000.00** to conduct a site investigation and remediation activities associated with discharges of hazardous substances and petroleum products. VHB (formerly Brinkerhoff) has a debriefing meeting with the USEPA on the scoring of our grant application and what was needed to rank higher on the next round of funding. **Hamilton Township was awarded \$500,000.00 to complete the above referenced work.**
4. 2021 Hazardous Discharge Site Remediation Fund (HDSRF) grant via NJEDSA for Neapara Rubber Factory 1849 East State Street – Applied for **\$246,001.00** to conduct a Preliminary Assessment (PA), Site Investigation (SI) and Remedial Investigation (RI) at the Neapara Rubber site. Hamilton Township was awarded \$246,001.00 to complete the above referenced work. Environmental investigations and studies will continue into 2023.
5. 2022 NJDOT Bikeways – Applied for **\$118,490.00** to increase bicycle accessibility along some heavily trafficked roadways – including Estates Boulevard, George Dye Road, Englewood Boulevard and Hempstead Boulevard. Hamilton was not awarded funding for this project.
6. 2022 NJDOT Safe Routes to Transit – Applied for **\$353,877.20** to enhance pedestrian safety and to construct safe, accessible pedestrian linkages to transit facilities on Whitehorse-Mercerville Road from Kuser Roads to Cypress Lane. Hamilton was not awarded funding for this project.
7. 2021 New Jersey Urban and Community Forestry (NJUCF) program – Applied for a **\$50,000.00** NJUCF Stewardship Grant to help fund a Veterans Park risk tree assessment. Hamilton Township was awarded \$50,000.00 to complete the above referenced work. We have retained Davey Resource Group to perform the necessary inventory work at veterans Park. Work will should commence January 2023.

8. 2021 Green Acres supplemental funding – Applied for \$3,099,041.00 in supplemental funding and received a grant in the amount of **\$750,000.00** during the current award round (October 2021). This grant is a reimbursement to the Township for past land preservation efforts.
9. Local Aid Infrastructure Fund (LAIF) – Applied for **\$353,877.20** in grant funding to create safe and accessible pedestrian linkages to transit facilities on Whitehorse-Mercerville Road. This application was recently submitted and no announcements have been made yet.
10. NJEDA Brownfields Impact Fund (BIF) for Neapara Rubber – Applied for **\$332,404.50** in grant funds for building demolition asbestos abatement. This application was recently submitted and no announcements have been made yet.

In summation, the following highlights Division of Planning’s efforts throughout the past year:

- Grants currently under administration/or completed: **\$ 1,721,597.80**
- Grants applied for and awarded, project not started yet: **\$550,000.00**
- Grants applied for and not funded: **\$472,367.20**
- Grants applied for and awaiting notification: **\$686,281.70**

C. Green Acres (GA)

This office continues to partner with the NJ Conservation Foundation on prospective acquisition projects within the Township that further our Open Space and Recreation Master Plan goals and objectives. We are currently looking at several properties within the Township that would serve as “linkages” to other municipally owned lands. The NJ Conservation Foundation and the Division of Planning are jointly working through some due diligence on several properties within the Township. This office continues to regularly police Township owned Green Acres properties looking for any encroachments or violations that would adversely impact the properties. We continue to replace Green Acres signs once they become faded or add newly acquired properties and also plan for the future as it pertains to passive or active recreation needs or Township residents. The more notable projects completed this year include the following:

1. 275 Merrick Road – Response Action Outcome (RAO) submitted to NJDEP Bureau of Case Assignment and Initial Notice. Seeking final reimbursement form Green Acres for costs associated with purchase.
2. 3949 Crosswicks Hamilton Square Road (Blalock) – received final acquisition payment from NJDEP Green Acres for purchase. This project is now complete.
3. 79 Zieglers Lane - Remedial Investigation submitted to NJDEP September 8, 2022 for their review/input.
4. 185 Sawmill Road YMCA – Hamilton Township acquired this property in June of 2022 and intends to else it back to the YMCA. We are currently revising final property surveys and associate deeds and descriptions for Green Acres and Mercer County review.
5. Merrick Road (Vagnozzi) - received final acquisition payment from NJDEP Green Acres for purchase. This project is now complete.

D. Open Space and Recreation Plan (OSRP) Update

The Division of Planning updated the Township's OSRP during 2021 to best reflect all the current land purchases and acquisitions as well as updating our land preservation goals throughout the Township. This exercise included updating the inventory of all Township owned properties as well as the Green Acres and Open Space map to accompany the inventory list. The OSRP was submitted to Green Acres in July 2021 for their review and approval. This process was again repeated for 2022 to ensure that the inventory is update to date including recent preservation projects.

E. Board of Public Officers

The Planning Division participates in the monthly deliberations of the Board of Public Officers whose goal is to maintain the quality of life in neighborhoods by studying dilapidated structures and making sure that they are repaired and rehabilitated and/or demolished if there is the danger of collapse.

F. Affordable Housing

This office continues to seek out new projects so as to provide affordable housing for special needs/disable persons and for those people looking for affordable dwelling units within the Township. We are also meeting with various non-profit organizations and continue to entertaining housing grant requests projects as they are presented to this office. This year we implemented a new affordable housing trust fund grant application process whereas entities can submit applications for funding by a pre-determined deadline for review by the Township and its consultants. Successful projects will get funded and included into our HEFSP and an amended Spending Plan.

In addition to processing requests for grant funding, this office also oversees the Township's Administrative Agent (consultant) and serves as the Municipal Housing Liaison – providing information and technical support to affordable housing developers and non-profits within the Township. The office also answers numerous phone calls pertaining to the availability of affordable housing in the community and how one could be put on the list for a unit.

This office, in its capacity as the Municipal Housing Liaison, serves as the Affordable Housing Trust Fund and Project Unit Monitoring administrator, overseeing the collection (fees) and disbursement (trust fund grants and administration expenses) of approximately \$5 million dollars of trust fund money and keeps an accounting all the affordable housing units within the Township.

In August of 2015, this office retained Gerald Muller, Esq. to serve as special Township consultant to affordable housing matters. Mr. Muller immediately began working on the Township's litigation matters In the Matter of the Application of the Township of Hamilton, County of Mercer Docket No.: MER-L-1573-15 dealing with Court approval of the Third Round Housing Element and Fair Share Plan. Clarke, Caton and Hintz (CC&H) also served as our planning consultant in these matters and this office continues to work with Gerald Muller and CC&H on the variety of items and documents necessary to support the declaratory judgement action. Hamilton Township was heard before the courts on November 17, 2018 and received a Conditional Judgement of Compliance and Repose. We continue to work through addressing the conditions and will be reporting back to the court

and its special master periodically on our progress. Since our March 16, 2020 court date was canceled due to the COVID virus, we have been in constant communication with the courts, our court master and FSHC. We had a "zoom" meeting with the Judge, FSHC, our attorney and interested parties on December 2nd 2020 to review funding issues with two (2) projects. We now await our next case management conference to finally bring closure to this process.

ARC Mercer is completing a new six (6) bedroom group home on Klockner Road to serve adults with severe medial and special needs.

1. East State Street redevelopment –FR Beinke Wrecking has completed the demolition of 1746 to 1758 East State Street. Exterior repairs to 1744 ad 1760 remain, along with backfill, topsoil and seed.



G. Master Plan - Re-Examination

This office currently works with CC&H (as needed) to review proposed zoning changes not yet enacted on as a result of the last Master Plan of 2011. The review of the land development code for ordinances to revise, update or supplement is an ongoing practice of this office. The Master Plan was scheduled for its re-examination to be completed by end of 2021 (required to be re-examined every 10 years as per NJSA 40-55D 89). CC&H has completed the Master Plan re-examination and it was adopted by the Planning Board December 2021.

H. Other Notable Miscellaneous Projects Managed (or in part) by the Division of Planning

1. Hamilton Township continues to maintain our *Playful City USA* status for 2021, however it should be noted that KABOOM did not certify municipalities in 2021.
2. Hamilton Township was recognized as a *Tree City USA* for the 16th year.
3. Residential Tree Planting Initiative – Maintenance bond inspections were completed for trees planted in Zones A, B, C and D. We await the completion of all final punch list work by the contractor.

The contract for Zones E and F, including work at about a dozen parks is currently underway. This contract calls for about 650 trees in total. We are about one third of the way through planting at all residential addresses.



Deacon Drive and Wolfpack Road new curbside trees

4. Sale of DPW SREC's (Solar Renewable Energy Credits) – For the first 6 months of 2022 we were able to transfer 18 SRECs which had a value of \$4,026.00. This money is deposited into the "Energy Efficiency and Conservation Trust" which will enable the Township to use this money (and not money requested in the capital budget) for building energy efficiency upgrades or renovations, solar system maintenance and monitoring costs, and the like.
5. Hamilton Township was awarded the Bronze level "recertification" from Sustainable Jersey during the awards luncheon at the NJ League of Municipalities in November 2022.

6. Neapara Rubber Factory 1849 East State Street – During 2022, our environmental consultant, VHB Inc., has been busy at the site performing a multitude of tasks including but not limited to: developing a waste characterization inventory, repairing and sampling groundwater monitoring wells, general monitoring well observations and tabulation of groundwater data, coordinating waste characterization sampling and pesticide and soil pile sampling events.



I. Continuing Education/Training

As it would pertain to my AICP certification, for reporting period January 1, 2022 to December 31, 2023 I have accumulated 20.15 credit hours of training (i.e. continuing education) that counts towards my required continuing education credits (a minimum of 32 is required for reporting period January 2022 to December 2023).

As the primary Municipal employee with CORE training, I have accumulated 9 CEU's as required by the NJ Shade Tree and Community Forestry Assistance Act. The Shade Tree Commission (as well as other employees) as a whole has amassed 34 CEU's for 2022 whereas only 8 are required.

J. 1 and 3-year Division of Planning Projections

Listed below are some of the more prominent Division of Planning one (1) year projections:

1. Receive Green Acres authorization to proceed to Final Disposal Application for Willey School (ongoing into 2023)
2. In the Matter of Hamilton Township, County of Mercer, Docket No. MER-L-1573-15, receive final court approval for Amended Third Round Housing Element and Fair Share Plan.

3. Implement and publicize our new affordability assistance housing grant programs – Energy Efficiency, First Month’s Rent and Closing Costs and new Rehabilitation program.

Listed below are some of the more prominent Division of Planning three (3) year projections:

1. Residential Tree Planting Initiative – work through all eight (8) “zones” and offer free trees to residents, complete plantings (Resident letters for Zones G and H will be mailed out early 2023)
2. Develop plans, specifications and construction estimates for the pedestrian improvements to the “Orleans” neighborhood of Creamery and Meetinghouse Roads.
3. Working with Project Freedom to construct and complete the 72-unit barrier-free affordable complex on Justice Samuel Alito Jr. Way (tentative first C/O’s in first quarter 2023)
4. Retaining the appropriate environmental consultants and contractors to facilitate the cleanup of the Neapara Rubber facility on East State Street.
5. Review and update Land Development code.

RCP

**Township of Hamilton
Community and Economic Development
Supervisor of Zoning and Code Enforcement**

**Fred Dumont
Michael P. Cosma**

Date: 12/13/2022

Re: Annual Report 2022

Zoning: list of work details that I carry out as the zoning officer

- 1) Ordinance compliance
- 2) Field inspections
- 3) Commercial property maintenance
- 4) Residential property maintenance
- 5) Inspection documentation
- 6) Civil disputes
- 7) Use variance applications
- 8) Approvals for all types of building on properties
- 9) Meetings
- 10) Board of public officers member
- 11) Cannabis approvals
- 12) Issuing of violations and court summon
- 13) Court hearings
- 14) Zoning verification letters
- 15) OPRA requests
- 16) Work engineering desk 2 days weekly for building approvals zoning classifications, general questions from public.
- 17) Auto towers inspections
- 18) Phone calls emails answered.
- 19) Click Fix complaints answered.

Violation list:

- A) Junk rubbish debris trash collection
- B) High grass weeds
- C) Autos unused, parked illegally
- D) Commercial property maintenance
- E) Residential property maintenance
- F) Dead trees, obnoxious vegetative growths

- G) Housing issues
- H) Lighting problems
- I) Right of way hazards
- J) Flood plain issues
- K) Driveways streets sidewalks
- L) Leaf collection
- M) Fences
- N) Boats trailers
- O) Commercial vehicle complaints
- P) Residential business operations
- Q) Detention basins storm water
- R) Ice snow hazards
- S) Graffiti
- T) Animals
- U) Sheds
- V) Signs
- W) Sump pumps
- X) Abandoned properties
- Y) Civil disputes
- Z) Nuisances
- AA) Non-compliant structures
- BB) Property line compliance
- CC) Firearm discharged in residential areas
- DD) Right to farm act complaints
- EE) miscellaneous

Supervising Code Enforcement Officer – Zoning Officer, many responsibilities. Field inspections and investigate compliance with various municipal ordinances, issuing violations, court summons and hand out personal letters for code compliance. Issuing violations check for residents information along with photos if needed, then I type out and send the violation. I assist residents, appraisers, real estate agents, attorneys, architects and engineers with accessory use permits, permitted uses of sites, do some plan review, answer ordinance questions for property requirements. Interact with building department for construction code compliance, issuing of permits, with public works dept. police and housing office. Zoning information, using a personalized letter, I send out to realtors, banks, all of whom have requested information, q-alerts letters of request. I address ordinances that need updating.

Working on cannabis currently and permitted sites for cultivation, manufacturing and retail. Not really schooled on various degrees of cannabis such as the THC amounts factoring in that I must enforce. This has caused for investigation by zoning of illegal sales and consumption of such of which I know very little about. Possibly, we need to be sending the zoning office personal (myself) to a seminar or class so as I do not overstep my jurisdiction. I have heard also that the state is going to set up certain sites for consumption.

Municipal court, fines and warrants totaled \$20,060 for storm water basins. Property cases shown on 2 different spread sheet totals \$3270.00. Violations, sent total of 532 violations out as of 12/15/2022 and for last year at this time 500 total. Work along with police dept. calls come in for zoning periodically include homeless persons, abandoned buildings, property maintenance, abandoned vehicles, graffiti, dumping, unregistered vehicles, trailers on streets, commercial vehicles parked overnight on streets, cannabis locations, ordinance regulations. Usually meet officers on site if available.

Planning, zoning boards have contacted zoning dept. for status on current or outstanding violations with properties on their agendas. I need to get all resolutions approved, as to not cause any conflicts when addressing

complaints a non-permitted uses. Currently in a lawsuit, information of zoning board approval not given to zoning dept. Board of Public Officers, abandoned, fire damaged, unsecured buildings, these properties were major part of meetings, currently all matters on agenda are being addressed. This year the board was involved with successful demolition of properties. Ordinances explained for land development and municipal codes to residents, calls come in daily along with letters for zoning requests of permitted uses, legal non-conforming uses whether or not a property would be required to go before the zoning and planning boards. Give information and approvals for new signage and lighting requirements permitted. OPRA requests, 167 answered to date, have to give all information to clerk office regarding all zoning violations initiated against a property, along with current zoning of properties. Commercial property, inspect for code compliances, all properties must abide to resolutions if that site was required to go before a board, zoning completes all final inspection for as-built compliance along with engineering. Architects and engineering forms call on zoning for properties permitted uses, bulk requirements, ordinances pertaining specific locations. Banks have their maintenance compliance teams call zoning daily for site inspections to vacant properties, and verification letters of work completed by maintenance teams.

Attached spreadsheets for violations, court cases, OPRA's. I have added pictures of violations for ordinance compliance.

Michael P. Cosma
Supervising Code Enforcement - Zoning Officer
Dept. of Community @ Economic Development

Zoning Violations 2022

Date	Location	Owner	Violation	Status
1/3/2022	1412 Deutz Ave.	Bunda Geoffrey & Maria	268-11 JRD	Abated
1/3/2022	2549 S Broad St.	Eli & Eil Inc	362 CPM	917-968-3547 Flory
1/4/2022	1806 Greenwood Ave.	Metelus Michel	268-11 JRD	abated
1/4/2022	2141 S Clinton Ave.	Dejesus-Hernandez	550-74 accessory use	347-341-0570
1/4/2022	23 Forman Dr.	Awad Adel/Magda	550-74 accessory use	camper moved to driveway 562-200-6502
1/5/2022	29 Laura Ave.	Cegledi Joseph	268-11d auto on grass	
1/5/2022	112 Baylor Rd.	Sheridan Mark	268-11 JRD	abated
1/5/2022	533 Whitehead Rd.	Whitehead Condo Assoc. Inc.	362 CPM	email from Hakim LLC 201-38-1867
1/5/2022	1053 S Olden Ave.	Shaik Maha	268-11c unused vehicles	abated
1/5/2022	266 Sherwood Ave.	Susan Mains	268-11 JRD	609-890-9359 summons
1/6/2021	953-957 State 33	ASP Realty Inc.	362 CPM	609-477-3320
1/6/2022	3161 Mer-Quakerbridge Rd.	Pioneer Family Inc.	362 CPM	abated
1/11/2022	259 Lynwood Ave.	Eskarous Samir	268-11 JRD	abated
1/12/2022	103 Hillwood Ave.	Mary Sweeney	268-11 JRD	609-647-1035 abated
1/12/2022	421 E Brown St.	Villanueva-Chavez	362-1 dead tree	abated
1/12/2022	209 Tindall Ave.	Jose Reyes	550-74 illegal use	abated
1/13/2022	118 Waverly Place	Hill Tessaneka	268-11c unused vehicles	abated
1/13/2022	269 McClellan Ave.	Roberts Ordelys	268-11 JRD	215-869-3341 abated

1/13/2022	37 Loomis Ave.	Gonzalez Rigoberto	550-74 buss. @ residence	abated
1/14/2022	2009 Liberty St.	Grouser Mary	268-11 JRD	abated
1/14/2022	565 Mer-Edinburg Rd.	Rodriguez/Rios	268-11 JRD	732-609-5013
1/14/2022	170 Parkinson Ave.	Mason Brenda	268-11 JRD	abated
1/18/2022	267 Norway Ave.	Santana Guarionex	550-74 buss. @ residence	347-747-7237
1/18/2022	1952 Klockner Rd.	Malik Abid	435 driveway	planning board
1/19/2022	15 James Cubberly Place	Warboys R. Meshofski S.	268-11 JRD	HOA
1/19/2022	14 James Cubberly Place	Balint June	268-11 JRD	HOA
1/19/2022	28 Cannon Dr.	Bastarous M. Mousa M.	268 Housing	abated
1/20/2022	2277 State Hwy 33	Tremen Limited	362 CPM	court fines
1/20/2022	2465 S Broad St.	IP Assoc. LLC	362 CPM	abated
1/24/2022	2081 S. Olden Ave.	Thomas Rooney	268-11d auto on grass	abated
1/24/2022	275 Lynwood Ave.	Yuman Hugo	435 driveway	609-977-0099
1/25/2022	34 Ovington Dr.	Dolores Buck	550-312 RV	abated
1/25/2022	36 California Ave.	Vicuna Mario	268-11 JRD	abated
1/26/2022	1850 Nottingham Way	Levin Property	268-11 JRD	609-468-2224 Chrissy
1/26/2022	1780 Nottingham Way	Walmart	268-11 JRD	917-501-5251 Jolo
1/26/2022	2544 Nottingham Way	Desalines Hosp. LLC	550-115 lights	abated
1/26/2022	302 Lafayette Ave.	Howell John/Linda	268-11c unused vehicles	610-220-2195
1/26/2022	27 Pilgrim Way	Ken Bird	268-11 JRD	
1/26/2022	9 Bigelow Rd.	Stafford Anna	550-74 accessory use	609-954-5404 609-401-8232
1/27/2022	708 Whitehorse Mer. Rd.	Hans Gerasch	268-11c unused vehicles	abated 609-947-4408
1/31/2022	Basin/PrincetonAve.	Edgewood Properties	435-1 snow	908-205-0443 Cathy
1/31/2022	233 Princeton Ave.	Jupiter Jacques	435-1 snow	abated
2/1/2022	47 Park Lane	Wilson H. Nelson	268-11 JRD	abated

2/1/2022	3362 Nottingham Way	Hoffman Bruce	435-1 snow	abated
2/1/2022	1096-1110 State Hwy 33	Walgreens	435-1 snow	abated
2/1/2022	34 Martin Lane	Raymond Leonard	435-1 snow	abated
2/2/2022	31 Paxson Ave.	Cuddy Michael	435-1 snow	abated
2/2/2022	623 Paxson Ave.	Tezak Timothy	435-1 snow	abated
2/2/2022	3675 E State St.	Santiago Victor	435-1 snow	abated
2/2/2022	226 Sheridan Rd.	Allen Jane	435-1 snow	abated
2/2/2022	202 Sheridan Rd.	Pramberger Sarah	435-1 snow	abated
2/2/2022	2575 Kuser Rd.	IPT 7A c/o Marvin Poer	435-1 snow	abated
2/2/2022	46 Tar Heels Rd.	Cuff Eugene	435-1 snow	abated
2/8/2022	641 Miller Ave.	Namung Woong	550-74 buss. @ residence	732-991-9991
2/8/2022	2001 State Hwy 33	Ham. Ave. Asso. Hofing	550-124 sign	abated
2/8/2022	1296 State Hwy 33	Trinetra Realty	550-78 illegal use bus storage	772-224-4502 bus owner
2/9/2022	1801 Kuer Rd.	RA2 merc. LLC c/o Rite Aid	550-114 fence	
2/10/2022	141 Hempstead Rd.	Lovill James	550-74 illegal use	abated
2/14/2022	41 Baylor Rd.	Sara Guadron	550-74 buss. @ residence	609-943-1110
2/15/2022	704 Pacific Ave.	Nah Jefferson	550-74 buss. @ residence	640-225-9010
2/22/2022	1297 State Hwy 33	Mattress Factory	550-124 sign	abated
2/22/2022	120 Manor Blvd.	Karl Raincar	268-11 JRD	abated 609-349-0523
2/22/2022	120 Manor Blvd.	Carpenter tenant	268-11 JRD	abated
2/23/2022	1913 S Broad St.	Belony Paul	268-11 JRD	abated
2/23/2022	17 Dickinson Ave.	Ken Herada	268-11 JRD	609-468-4037
2/24/2022	528 Whitehorse Ave.	Wheelwright Jose	268-11 JRD	ramonw0712@outlook.c
2/24/2022	1721 Arena Dr.	Rodriguez Mariela	268-11 JRD	om
2/24/2022	1231 Hamilton Ave.	Armijos Tehuhar	268-11 JRD	abated
2/24/2022	245 Woodlwan Ave.	Equity Trust Co.	268-11 JRD	abated

2/24/2022	243 Woodlawn Ave.	YMYG LLC	268-11 JRD	abated
		Lawrenceville NJ		
2/24/2022	Rt 33 Signs	Mattress Factory	268-11 JRD	abated
3/1/2022	360 McClellan Ave.	Lamoreaux Robert	268-11 JRD	
3/1/2022	1111 State Hwy 33	Dong & Zhang Corp.	550-124 sign	abated 609-833-4244
		SAZ Affordable Homes		
3/2/2022	220 E Franklin St.	LLC	362-1 dead tree	718-612-1487
3/2/2022	228 E Franklin St.	Martinez Maria	362-1 dead tree	abated
			550-74 buss. @	
3/2/2022	611 Schiller Ave.	ILI LLC	residence	abated
3/3/2022	69 Tudor Dr.	Michael Cilino	268-8F decay	abated
3/3/2022	68 Tudor Rd	William Kamin	268-11 JRD	abated 609-658-8100
3/4/2022	7 Moffatt Ave.	RSBRMNJ LLC	268-11 JRD	abated
3/4/2022	124 D'Arcy Ave.	Vince Padalino	550-74 fowl	abated
			550-114 shrub	
3/4/2022	27 Stamford Rd.	Moyle William	obstruction	abated
3/7/2022	2217 S Olden Ave.	Dhriti Corp. c/o Janu		
		Proprety	268-11 JRD	abated
3/7/2022	25 Lily St.	Foley Dennis	268-11 JRD	abated
		Mple Shade Sq. Condo		
3/8/2022	445 Wh-Mer Rd.	Asoc.	268-11 JRD	abated
3/8/2022	623 paxson Ave.	Timothy Tezak	268-11 JRD	abated
3/8/2022	130-132 Annabelle Ave.	Fuller/Jones	268-11 JRD	abated
			550-312 g3 commercial	
3/8/2022	2160 YDV-Ham. Sq. Rd.	Cronce Jeffrey	vehicle	abated
		Northeastern Comm.		
3/9/2022	1240 State Hwy 33	Property LLC	362 CPM	abated
3/10/2022	102 Reed Ave.	Zamor & Rosaline Jude	268-11 JRD	abated
3/10/2022	2 Elmwood Ave.	Dong & Yang Corp.	550-312g3	abated
		Brandon & Jason		
3/10/2022	404 E. Franklin St.	Homes LLC	268-11 JRD	abated
			550-74 buss. @	
3/11/2022	126 Johnston Ave.	Devaril Ceres	residence	summons

3/15/2022	37 Linden Ave.	Chaj Ventura	550-74 buss. @ residence	abated
3/15/2022	23 Wolfpack Rd.	Guadalupe Gonnella Michael	268-11 JRD	abated
3/15/2022	Panfili Way b-2226 l-18.21	Courts @ Hamilton Homeowners Assoc. I	268-11 JRD	abated
3/16/2022	25 Deerwood Dr.	Ranaldi Andres	550-74 buss. @ residence	abated 609-356-6687
3/16/2022	3 Sedgwick Rd.	Woods Charles	268-11 HG&W	abated
3/16/2022	68 Kino Blvd.	Harris Elsa	268-11 JRD	abated
3/16/2022	100 Redwood Ave.	Shultis and Golembiewski	268-11d auto on grass	abated
3/16/2022	415 Buchanan Ave.	D'Arpa Anthoneta	268-11 HG&W	abated
3/16/2022	385 Buchanan Ave.	Coleman Jeremy	268-11 HG&W	abated
3/21/2022	4 Kay Rd.	Hajek/Polny	420 trash collection	abated
3/23/2022	2716 Mer-Quakerbridge Rd	tenant	550-74 fowl	abated
3/23/2022	2716 Mer-Quakerbridge Rd	Owner Copeland	550-74 fowl	abated
3/24/2022	275 Lynwood Ave.	Yuman Hugo	435 driveway	abated
3/24/2022	277 Lynwood Ave.	Shanek Criag	435 driveway	abated
3/24/2022	2342 Liberty St.	Laundry Properties	268-11d auto on grass	abated
3/24/2022	326 Bergen St.	RSBRMINJ LLC	550-74 buss. @ residence	347-737-3756
3/24/2022	535 Cedar Lane	George Bernard	550-126 pool	
3/25/2022	15 Forman Dr.	Awad Enayet	550-74 buss. @ residence	abated
3/25/2022	11 Tekening Way	Elkosh Gamal	268-11 JRD	abated
3/25/2022	104 Garden Ave.	Smedley Joseph	268-11 JRD	abated
3/28/2022	1848 S Broad St.	Garcia/Hamirez	550-124 sign	abated
3/28/2022	1850 S Broad St.	Bread Of Life Properties LLC	550-124 sign	abated

3/29/2022	25 Harrison Ave.	Kinship Ent. LLC	268-11 JRD 550-312 g3 commercial vehicles	abated
3/31/2022	336 Route 130	336 Route 130 LLC	550-74 accessory use	abated
4/1/2022	149 Edmunbd St.	Mujica/Najarro	550-74 buss. @ residence	abated
4/1/2022	2595 Nottingham Way	Popeye's 2595 Realty Corp.	268-11e deteriorated fence	609-414-3504
4/4/2022	73 Knapp Ave.	Marsha Pinella	268-11 JRD	
4/5/2022	1201 Whitehorse Ave.	Zhangs Mgmt LLC.	362 CPM	908-279-9081
4/5/2022	2393 Kuser Rd.	Neffle William	550-74 buss. @ residence	abated
4/5/2022	2231 Liberty St.	Sagastume Cadenas Shultis and	268-11 JRD	abated
4/5/2022	100 Redwood Ave.	Golembiewski	268-11 JRD	abated
4/6/2022	25 Deerwood Dr.	Force General Const.	550-74 buss. @ residence	908-344-7703 609-356-6687
4/6/2022	46 Limewood Dr.	Joe Capone	268-11 JRD	609-577-8803
4/8/2022	350 Basin Rd.	Yaros Family Prop.	550-82 illegal use	abated
4/8/2022	16 Zieglers Lane	Jinks Ellen	317-31a water drainage	abated
4/8/2022	278 Lakeside Blvd.	Danielle King	268-11d auto on grass	abated
4/11/2022	3109 S Broad St.	Midas Realty Income	577-10 basin	
4/12/2022	1096-1110 State Hwy 33	Columbia Ham Lax	362 CPM	201-488-5800
4/12/2022	20 Barbara Lee Dr.	Clevenger J & J	268-11 housing	
4/12/2022	29 Blue Devil Lane	Belkot Ted Donna	550-114 fence	
4/13/2022	1722 Genesee St	Charles Douglas	268-11 JRD	609-341-8958
4/13/2022	244 Woodlawn Ave.	244 Woolawn Ave. LLC	268-11 JRD	realtor 201-233-1908
4/13/2022	243 Woodlawn Ave.	YMYG LLC	268-11 JRD	
4/14/2022	460 Klockner Ave	Joseph Franclet	268-11 JRD	abated
4/18/2022	2291 Hamilton NJ	Ye Chengfeng	420-23 trash collection	abated

4/18/2022	1970 Arena Dr.	Mozart Marley	550-74 buss. @ residence	516-301-8834
4/18/2022	47 Patterson Ave.	Martin Prop	420-23 trash collection	abated
4/18/2022	57 Patterson Ave	Ancil Joseph	420-23 trash collection	abated
4/19/2022	14 Valley View Rd.	Mendez Diego	268-11 JRD	
4/19/2022	110 Merrick Rd.	Lord Michael	268-11 JRD	609-658-7833
4/19/2022	100 Merrick Rd.	Linda Lord	268-11 JRD	609-477-9210
4/19/2022	Horizon & Negron Dr.	Horizon CTR LLC c/o Mack Cali	435 potholes	abated 347-480-6142 Ari new owner
4/19/2022	1878 Arena Dr tenant	Insurance Agency	268-11d auto on grass	abated
4/19/2022	1878 Arena Dr owner	McCoy LLP	268-11d auto on grass	abated
4/19/2022	89 W Taylor Ave.	Deleon Ovalle Celsa	550-114 fence	609-933-1386
4/20/2022	661 State Hwy 33	222 Rt. 31 Associates	550-11 basin	abated
4/21/2022	Whatley Rd.b-2167.01 I-3-7	Evergreen @ Ham. HOA	268-11 HG&W	abated
4/21/2022	Wh-ham. Sq. Rd. b-1943 I-4	Hamilton Senior Overlay Assoc. LLC	268-11 HG&W	abated
4/21/2022	521 Samuel St.	Cunin Luis	550-74 fowl	abated
4/21/2022	Kuser Rd. b-1913 I-413	Wayne Giquinto	550-74 illegal use	abated
4/25/2022	1518 Chambers St	resident	550-74 buss. @ residence	abated
4/25/2022	1518 Chambers St	Uddin Nashir landlord	550-74 buss. @ residence	abated
4/25/2022	Horizon & Negron Dr.	Cam Horizon LLC	435 potholes	abated
4/25/2022	311 Buchanan Ave.	Dussinty/Enock	268-11 JRD	609-789-8458
4/25/2022	201 Randall Ave.	Molina Elliott	268-11 JRD	abated
4/25/2022	385 Buchanan Ave.	Coleman Jeremy	362-1 prop. Miantenance	abated
4/26/2022	205 E Franklin St.	Rodriguez/Lopez	550-74 buss. @ residence	abated have permits 609-433-7348

4/26/2022	269 McClellan Ave.	Roberts Ordelys	268-11d auto on grass	abated	
4/26/2022	1120 Nottingham Way	Vince Padalino	268-11 JRD 550-74 illegal use	abated	
4/26/2022	31 Richbell Rd.	Walsh Kristine	420-23 trash collection	abated	
4/26/2022	21 Tar Heels Rd.	Shulz Frederick	268-11c unused vehicles	abated	
4/27/2022	730 Wh-Ham. Sq. Rd.	Cifuentes Heather	268-11 JRD	609-581-9032	
4/27/2022	29 Scammell Ave.	Orellana Roberto	550-74 buss. @ residence	abated	
4/27/2022	446 Norway Ave.	Gonzalez Ruben landlord	550-74 buss. @ residence	abated	
4/27/2022	446 Norway Ave.	Tenant	550-74 buss. @ residence	abated	
4/27/2022	Fenwood & Rt 33	Petito Brothers Inc.	268-11 HG&W	abated	
4/28/2022	2204 Liberty St.	Amy Dinger	268-11 JRD	abated	
4/28/2022	417 E Howell St.	Singh Sunpreet	268-11 JRD	abated	
5/2/2022	William St. b-2557 I-7	Colon Josue	268-11 HG&W	abated	
5/3/2022	466 Church St.	Locust Grove Inv. LLC	362-1 dead tree	abated	
5/3/2022	1801 Kuer Rd.	RA2 merc. LLC c/o Rite Aid	268-11 HG&W	abated	
5/3/2022	58 State Hwy 156	Gerald McCracken	268-11 HG&W	abated	
5/3/2022	40 Baltusrol St.	Corns Patricia	268-11 HG&W	609-584-8320	
5/3/2022	Wh. Ham Sq. Rd b-1943 I-4	Hamilton Senior Overlay Assoc. LLC	268-11 HG&W	201-414-3388 Mike Dolcki - Jose 732-535- 3704 - Scott 551-337- 3285	
5/3/2022	2211 Hamilton Ave.	Alam Nurul	268-11 HG&W	Abated	
5/3/2022	403 Samuel St.	Jay Gee Realty Corp.	268-11d auto on grass	Abated	
5/4/2022	202 W Park Ave.	Prester Joseph	268-11 HG&W	Abated	
5/4/2022	1202 S Olden Ave.	Debracina Properties LLC	268-11 HG&W	Abated	

5/4/2022	123 Reed Ave.	Wireko Patrick	268-11 HG&W	Abated
5/4/2022	793 Lalor St.	Anga Properties LLC	268-11 HG&W	Abated
5/4/2022	4203 S Broad St.	Moody Cristal	268-11 HG&W	Abated
5/4/2022	404 Schiller Ave.	Hurtado-Gil Javier	268-11 JRD	Abated
5/4/2022	124 Reed Ave.	Gonzalez Apolinario	268-11 JRD	Abated
		Martin Prop-South		
5/4/2022	47 Patterson Ave.	Bound Brook LLC	420-23 trash collection	Abated
5/5/2022	248 Tindall Ave.	Martinez Daysi	550-74 fowl	Abated
5/5/2022	1150 Wh-Mer. Rd.	Sunil Realty LLC	362 CPM	Abated
5/5/2022	910 State Hwy 33	Realty Income Corp.	362 CPM	Abated
5/5/2022	725-731 State Hwy 33	Property Ventures LLC	362 CPM	Abated
5/5/2022	888 State Hwy 33	YUN World LLC	362 CPM	Abated
5/5/2022	811-825 State Hwy 33	Edessa Realty LLC	362 CPM	Abated
5/5/2022	866 State Hwy 33	Man Fat LLC	362 CPM	Abated
5/5/2022	840 State Hwy 33	Deerwood MPG LLC	362 CPM	Abated
5/5/2022	3 Dover Rd.	Weiss Melanie	268-11 JRD	609-658-0564 not found
5/6/2022	1144 Chambers St.	Pristine Realty LLC	362 CPM	Abated
5/6/2022	Liberty St b-2030 I-1	ESGO Inv. LLC	362 CPM	Abated
5/6/2022	1850 State Hwy 33	3rd Federal Savings	362 CPM	Abated
		3332 Hamilton Real		
5/6/2022	3332 S Broad St.	Estate LLC	362 CPM	Abated
5/6/2022	203 Kuser Rd.	Greyi Mike	268-11 HG&W	Abated
5/6/2022	30 Rolling Lane	Garcia Wilfredo	268-11 HG&W	Abated
5/6/2022	37 Wolfpack Dr.	Ydav Dharm	268-11 JRD	Abated
5/6/2022	7 Moffatt Ave.	RSBRMNJ LLC	550-74 fowl	Abated
5/9/2022	460 Klockner Ave	Joseph Franclet	268-11 HG&W	Abated
5/9/2022	2108 Nottingham Way	Karpf Richard	268-11 HG&W	Abated
5/9/2022	16 Ryerson Dr.	Ceylanrett LLC	268-11 HG&W	
		Northeastern Comm.		
5/9/2022	1240 State Hwy 33	Property LLC	268-11 HG&W	Matt 856-630-3494
5/9/2022	24 Mill Rd	McCarthy Justin	550-74 fowl	

5/9/2022	30 Fenwood Ave.	Charles Mason	550-312g3 commercial vehicle	Abated
5/10/2022	13 Macon Dr.	Scott Hill	268-11 HG&W	Abated
5/10/2022	Grand Ave. b-2229 I-21	Karl Rainear	268-11 JRD	Abated
5/10/2022	1096-1110 State Hwy 33	Columbia Ham Lax	362 CPM	Abated
5/10/2022	2645 Liberty St.	Green Kevin	268-11 HG&W	Abated
5/10/2022	110 Klockner Ave.	Klockner Hamilton LLC	268-11 HG&W	Abated
5/10/2022	1714 Hamilton Ave.	Torres Jairo & Claudio Khanmohamadi	268-11 HG&W	Abated
5/10/2022	2137 Hamilton Ave.	Moloudeh	268-11 HG&W	Abated
5/10/2022	2609 Liberty St.	McGinley John	268-11 HG&W	Abated
5/10/2022	53 Ziegler Lane	Eldridge Donna/Steven	268-11 HG&W	Abated
5/10/2022	1252 Cedar Lane	Dan & Meir Holdings LLC	268-11 HG&W	Abated
5/11/2022	2144 East State st	2144 East State St. Rd. Ind. LLC	362 CPM	Abated
5/11/2022	2850 Nottingham Way	John Marcia	268-11 HG&W	Abated
5/11/2022	119 Barricklo St	Rivas Brian	268-11 HG&W	Abated
5/11/2022	339 State Hwy 33	Invest River LLC	268-11 HG&W 362 CPM	732-718-8706
5/11/2022	S. Olden Ave.	Fortune Builders	268-11 HG&W	abated
5/11/2022	630-670 State Hwy 33	Langfan LLC	362 CPM	abated
5/11/2022	319 Wilson Ave.	Klek Richard, Walter Warrick	550-126 pool 268-11 JRD	609-947-8517
5/12/2022	1720 Hamilton Ave.	Reilly/Mack	268-11 HG&W	abated
5/12/2022	2614 Mer-Quakerbridge	Huei & Wang LLC	268-11 HG&W	abated
5/12/2022	2549 S Broad St.	ELL & ELL Inc	268-11 HG&W 362 CPM	abated
5/12/2022	1798 Greenwood Ave.	Sharkawi Nagi	268-11 HG&W	908-501-6954
5/12/2022	1801 Kuser rd	Rite Aid	268-11 HG&W	Rob 215-826-0880 ext. 2230

5/13/2022	635 Arena Dr.	AASTHA Inv. LLC	268-11 HG&W	abated
5/13/2022	857 Johnston Ave.	Wood Helen/Jane	268-11 HG&W	abated
5/13/2022	1701 S Broad St.	FCB Inv. LLC	268-11 HG&W	abated
5/16/2022	40 Baltusrol St.	Patricia Corns	268-11 HG&W	abated
5/16/2022	450 State Hwy 33	Bk Mid Jersey	362 CPM	abated
5/16/2022	431 Fenwood Ave.	John Brungard	362 CPM	abated
5/16/2022	541 State Hwy 33	Ham. Dr. Buy LLC c/o Palacci	268-11 HG&W	NIP used
5/24/2022	161 Reed Ave.	Joe ancy	268-11 HG&W	NIP used
5/24/2022	2598 Nottingham Way	Sandoval Jamie	268-11 HG&W	NIP used
5/24/2022	2540 Nottingham Way	Zieglerglobal LLC	268-11 HG&W	NIP used
5/24/2022	2420 Nottingham Way	Micronetbd Prop.	268-11 HG&W	NIP used
5/24/2022	361 Sharps Lane	Van Hise Warren	268-11 HG&W	NIP used
5/24/2022	381 Ward Ave.	New Testament Baptiste Church	268-11 HG&W	NIP used
5/24/2022	2850 Nottingham Way	John Marcia	268-11 HG&W	NIP used
5/24/2022	163 Regina Ave.	Alex Lewin	268-11 HG&W	NIP used
5/24/2022	2071 Wh. Merc. Rd.	2071 Wh. Merc. Rd.	268-11 HG&W	NIP used
5/24/2022	1605 Hamilton Ave.	1561 Hamilton LLC	268-11 HG&W	NIP used
5/24/2022	52 Martin Lane	Patel Mihir	268-11 JRD	NIP used
5/25/2022	1252 Cedar Lane	Dan & Meir Holdings LLC	268-11 HG&W	NIP used
5/25/2022	135 Edwin ave.	Coca Hendid	268-11 HG&W	NIP used
5/25/2022	826 White Horse Ave.	Peterson John	268-11 HG&W	NIP used
5/25/2022	1278 Chambers St.	Lawal Adeyinka	268-11 HG&W	NIP used
5/25/2022	63 Concord Ave.	Sylla Peggy Rodney Letishia	268-11 HG&W	NIP used
5/25/2022	195 Regina Ave.	Boelhower Joe	268-11 HG&W	NIP used
5/25/2022	36 Shady Lane	Gonzalez-Leon	268-11 HG&W	NIP used
5/25/2022	33 Sharps Lane	Tabari Lucia	268-11 HG&W	NIP used
5/25/2022	18	Norcross Circle @ b-1673 I-		
5/26/2022	110 Dickinson Ave.	Fieldstone Assoc. LP	268-11 HG&W	NIP used
5/26/2022	207 Rowan Ave.	Plaisir Renard	268-11 HG&W	NIP used
5/26/2022	207 Rowan Ave.	Rojas Sergio	268-11 HG&W	abated

5/26/2022	723 E Brown St.	Borchardt Avigail	268-11 HG&W	abated	
5/26/2022	56 Gerard Ave.	Melissa Morgan	268-11 HG&W	abated	
5/26/2022	15 Black Forest Rd. LLC	Black Forest Rd. LLC	268-11 HG&W	abated	
5/26/2022	201 Randall Ave.	Molina Elliott	268-11 HG&W	abated	
5/26/2022	50 Meredith Rd.	Bertolino Luis	362-1 bamboo	abated	
5/26/2022	204 Elton Ave.	Mains Chris	268-11d auto on grass	609-309-3077	
5/26/2022	2129 Nottingham Way	V.K.R.M. Inv. LLC	268-11 HG&W	abated	
5/27/2022	876 Wh-Mer Rd.	St. Mary Trans.	268-11 HG&W	abated	
5/27/2022	209 Parkinson Ave.	209 Parkinson Ave. LLC	268-11 HG&W	abated	
5/27/2022	197 Main St.	Vaneekhoven	268-11 HG&W	rental	
5/27/2022	69 Finley Ave.	Carroll Fred/Joyce	268-11 HG&W	NIP used	
5/27/2022	321 Paxson Ave.	Maccaroni Joe	268-11 HG&W	NIP used	
5/27/2022	59 Englewood Blvd.	Shea John/Chris	268-11 HG&W	NIP used	
5/31/2022	83 Natrona Ave.	Gileo Evelyn	268-11 HG&W		
5/31/2022	1018 Estates Blvd	Santos Ramon	550-312 g3 commercial vehicle	718-200-5441	
5/31/2022	46 Gridley Ave.	Sexauer Jean Marie	268-11c fence	609-989-4320	
6/1/2022	34 Ovington Dr.	Christine Buck	550-312 RV	609-519-5557	
6/1/2022	706 YDV-Ham Sq Rd.	Elias Patricia	268-11 HG&W	abated	
6/1/2022	159 Eaton Ave.	Lubosco Michael	268-11 HG&W	609-947-0707	
6/1/2022	7 Brafman Ave.	NA Dennis	268-11 HG&W	abated	
6/1/2022	27 Lily St.	Ahson Zohair	268-11 HG&W	abated	
6/1/2022	108 New Cedar Lane	ILI Rentals LLC	268-11c unused vehicles	347-737-3756 Sadie	
6/3/2022	336 Lafayette Ave.	Czeizinger Charles	268-11 HG&W	abated	
6/3/2022	1439 Elizabeth Ave.	Perez-Ganzalez	550-74 fowl	abated	
6/3/2022	27 Tanglewood Dr.	Kruetzer Greg	268-11 HG&W	abated	
6/3/2022	5 Sheffield Rd.	McFadden Gerald	268-11 HG&W	609-658-3657 Chris	
6/3/2022	2216 Greenwood Ave.	EJIM T-Mobile	268-11 HG&W		
6/3/2022	1832 Spruce St.	Sage HIH LLC	268-11c unused vehicles	housing handled abated	
				201-396-5050	

6/3/2022	50 Florence St.	Sharp Tom/Stephanie	268-11 HG&W		
6/6/2022	114 YDV-Allentown Rd.	67 Main St Realty Corp.	362 CPM	609-558-0731 Richard Petty	
6/7/2022	203 Barricklo St.	Kugel Matt/Melissa	268-11 HG&W	abated	
6/7/2022	102 Reed Ave.	Gonzalez Halberto	268-11 HG&W	abated	
6/7/2022	459 Sandalwood Ave.	Orellana Roberto	268-11 HG&W	abated	
6/7/2022	47 N. Johnston Ave.	National Prop. Mgmt LLC	268-11 HG&W	abated	
6/7/2022	168 Grand Ave.	Palmai Paul & Carol	268-11 HG&W	abated	
6/7/2022	102 Vincent Ave.	Zamboni Nancy	268-11 HG&W	abated	
6/7/2022	Tindall/Bernadine	J3K Family Iv. Inc.	268-11 HG&W	abated	
6/7/2022	254 Dancer Dr.	Wood Family	268-11 HG&W	met owner twp. property	
6/7/2022	3690 Mer-Quakerbridge Rd.	QB Mgmt LLC	362 CPM	abated	
6/8/2022	4 Elliott Ct.	Sharma A.	268-11 HG&W	abated	
6/8/2022	982 Klockner Rd.	Silvani Kenneth	268-11 HG&W	abated	
6/8/2022	807 Atlantic Ave.	RSBRMNJ LLC	268-11 HG&W	abated	
6/8/2022	74 Sunset Blvd.	Citron Holdings LLC	268-11 HG&W	abated	
6/8/2022	702 YDV-Ham Sq Rd.	D'Arcy Edward	268-11 HG&W	abated	
6/8/2022	1619 Cornell Ave.	Legates William	268-11c unused vehicles	abated	
6/8/2022	1801 S Broad St.	Paucar Angel	268-11 HG&W JRD	abated	
6/9/2022	2060 S Olden Ave.	David Varsha	268-11 HG&W	abated	
6/9/2022	320 Clarendon Ave.	Kissangoula Guy	268-11 HG&W	abated	
6/9/2022	9 Bruin Dr.	James Taylor	268-11 JRD Deck	summons	
6/14/2022	650 Ydv-Ham Sq. Rd.	Baskharon Andrew	550-312 g3 commercial vehicle	abated	
6/15/2022	105 Winding Way	Redish Stacy	268-11 HG&W	abated	
6/16/2022	1811 Spruce St.	Aapplegate Charles	268-11 HG&W	abated	
6/16/2022	65-75 Central Ave.	Double M Promotions LLC	268-11 HG&W	abated	
6/16/2022	402 Grand St.	Richard Hogan	268-11 HG&W	609-647-2655	

6/16/2022	William St. b-2557 l-7	Jose Colon	268-11 HG&W	abated
6/16/2022	98 Main St.	John Brown	268-11 HG&W	abated
6/16/2022	104 Main St.	104 Main St land Trust	435 sidewalks	abated
6/20/2022	2465 S Broad St.	IP Assoc. LLC	362 CPM	212-265-5570 Arleen
6/20/2022	65 Great Oak Rd.	Dimarzio Josephine	268-11d auto on grass	
6/20/2022	2467 S Broad St.	2467 S Broad St LLC	362 CPM	
6/21/2022	325 Sloan Ave.	EPT Hamilton LLC	362 CPM	
6/21/2022	143 Hillwood Ave.	Steckert Rob/Donna	268-11 JRD	
6/21/2022	571 Hutchinson Ave.	Orantes Bairon	550-74 fowl	
6/21/2022	William St b-2273 L-14-16	Fernandez Joshua	268-11 HG&W	
6/21/2022	284 Springdale Ave.	Rivera Angel	362-1 dead tree	
6/21/2022	67 Locust Ave.	Rathbun Nancy	268-11 HG&W	
6/22/2022	11 Roslyn Rd.	Gerdes Tim/Michelle	362 CPM	
6/22/2022	49 Partridge Ave.	Marroquin Sincal	550-74 fowl	
6/23/2022	3833 Nottingham Way	Mikhail Malak	550-74 fowl	
6/23/2022	1367 Liberty St.	Youssef Adel	268-11c unused vehicles	
6/23/2022	3625 Mer-Quakerbridge	D-A-G LLC	362 CPM	
6/23/2022	3 Sandalwood Dr.	Tom Halliday	268-11 JRD	
6/23/2022	319 Jencohallo Ave.	Pierson Richard	268-11d auto on grass	
6/24/2022	188 Main St.	Parekh Reena	550-74 buss. @ residence	813-480-1886
6/24/2022	28 Cold Spring Rd.	Firozbahary Ibrahim	362-1 dead tree	
6/28/2022	80 New Cedar Lane	Budapest Holdings LLC	268-11 HG&W	
6/28/2022	3 Green Ct.	Mesias Manuel	268-11 JRD	
6/28/2022	2614 Mer-Quakerbridge	Huei & Wang LLC	268-11 HG&W	
6/28/2022	14 Charlotte Ave.	Brindley Kirk	268-11 HG&W	
6/28/2022	1330 Elizabeth Ave.	Shawkari Nagi	268-11 HG&W	
6/28/2022	235 Maddock Ave.	Charyk Henry	268-11 JRD	
6/28/2022	27 Tanglewood Dr.	Gregory Kreutzer	268-11 HG&W	

6/28/2022	716 Whitehorse Ave.	Rouba Walter	268-11 JRD	
6/28/2022	1001 Lalor St	J-Units	268-11 HG&W	
6/28/2022	969 Lalor St	FP Jewelry	268-11 HG&W	
6/29/2022	2037 Greenwood Ave.	2037 Greenwood Ave	550-77 illegal use carwash	
7/5/2022	189 Carlilse Ave.	Smith Scott	268-11c unused vehicles	
7/5/2022	479 Lynwood Ave.	Janet Ryan	268-11 HG&W	
7/5/2022	1437 East State St.	1437 East State St LLC	268-11 HG&W	
7/6/2022	1201 State Hwy 33	Routes 63 & 113 Harleysville LLC	362 CPM	610-731-6807 Reva Soltani
7/6/2022	19 Doreen Rd.	Sheldon Annette	268-11 HG&W	
7/7/2022	113 McClellan Ave.	Coronel Carmen	550-126 pool	
7/7/2022	494 Klockner Ave.	Erdrie Julius	362-2 shrubs	
7/7/2022	113 Tantum Dr.	Ali Mir & Naila	362-1 dead tree	
7/11/2022	16 Scammell Ave.	Henriquez Esther	268-11 JRD	
7/11/2022	177 Caroline Ave.	Johnson Lee/Anna	268-11 HG&W	
7/11/2022	45 Barricklo St	Ahmed Faten	268-11 HG&W	
7/12/2022	3480 East State St.	Cairns Mary	362 shrubs	
7/12/2022	Twig Lane b-2712 l-67	Hancock Wm. Senf George	268-11 HG&W	
7/13/2022	3039 S Broad St.	Colonial Memeorial Park	435-34 sidewalk replacement	
7/13/2022	3059 S Broad St.	Bell Atlantic	435-34 sidewalk replacement	
7/13/2022	2465 S Broad St.	IP Assoc. LLC	362 CPM	
7/13/2022	2042 S Broad St.	Petro Realty LLC	362 CPM	
7/13/2022	229 Redwood Ave.	Buck Gabrielle	268-11 HG&W	
7/13/2022	117 Vetterlein Ave.	Perez Marlene	268-11 HG&W	
7/13/2022	95 Mercer St.	Jim & Marek Propperties LLC	268-11 HG&W	609-851-2834
7/14/2022	38 Phillips Ave.	Meiners Kari Boothe Kyle	268-11 HG&W	

7/14/2022	47 N. Johnston Ave.	National Prop. Mgmt LLC	268-11 HG&W	
7/14/2022	121 Mary St.	Jackson Lynn	268-11 HG&W	
7/15/2022	252 Steward St.	Jean Dorante	550-114 fence	
7/15/2022	238 Jencohallo Ave.	238 Jencohallo Ave LLC	268-11d auto on grass	
7/15/2022	266 Sherwood Ave.	Mains Susan	268-11 JRD	609-890-9359
7/18/2022	21 Annabelle Ave.	Joel Webster	268-11 HG&W	
7/19/2022	419 Lalor St.	Crocker Richard	362 CPM	
7/19/2022	385 Buchanan Ave.	Coleman Jeremy	268-11 HG&W	
7/20/2022	969 Lalor St	F P Jewerly of Trenton	268-11 HG&W	
7/20/2022	971 Lalor St	F P Jewerly of Trenton	268-11 HG&W	
7/22/2022	198 Park Lane	Garrett Joe/Kylie	362-1 tree limbs	
7/22/2022	177 Paxson Ave.	Ken Harada	268-11 JRD	
7/26/2022	2465 S Broad St.	IP Assoc. LLC	362 CPM	
7/26/2022	1427 Genesee St.	Herrera Ramos	268-11 JRD	
7/26/2022	166 Applegate Dr.	Simone Kim Davidson	268-11 JRD	
7/26/2022	217 Jeremiah Ave.	YMYG LLC	550-74 boat trailer	
7/26/2022	8 Colony Ct.	Kleim James	268-11 HG&W	
7/26/2022	7 Colony Dr.	Tadaisina Ajay	268-11 JRD	
7/26/2022	349 Agabiti Ct.	Harnandez Maria	268-11 HG&W	609-372-7863
7/27/2022	3048 S Broad St.	FS Broad St Inv. LLC	268-11 JRD	
7/27/2022	28 Sloan Ave.	Gagliardo Frances	550-114 fence	609-312-1716
7/27/2022	1340 Elizabeth Ave.	ILI Rentals LLC	268-11d auto on grass	
7/27/2022	1719 Hamilton Ave.	Newhart Marion	268-11 JRD	
7/27/2022	220 Camp Ave.	Kenney Elena	268-11 JRD	
7/27/2022	205 Basin Rd.	Chaddia Manish	268-11 JRD	
7/28/2022	65 Cubberly Ave.	Knouse Barbara	362-2 shrubs	412-576-9646 Dave
7/28/2022	64 Hempstead Rd.	Doherty Robert	362-1 tree limbs	609-467-0364
7/28/2022	43 Cunningham Ave.	Mitchell Robert	268-11 HG&W	

7/28/2022	1367 Liberty St.	Youssef Adel	268-11 UMV JRD	201-616-6657
8/2/2022	38 Linton Ave.	GE Inv. Prop. LLC	268-11 JRD	
8/2/2022	137 State Hwy 156	Salaman Abraham	268-11 JRD	
8/2/2022	1756 Greenwood Ave.	Chaves William	362 CPM	
8/3/2022	77 Mark Twain	Mark Rubin	268-11 shrubs	
8/3/2022	201 Randall Ave.	Molina Elliott	268-11 JRD	
8/3/2022	67 Brook Lane	Tandy Jennifer	268-11 HG&W letter for trash collection	
8/4/2022	4 Berrel Ave.	Mike Sapudar		
8/4/2022	2001 State Hwy 33	Ham. Ave. Assoc. c/o Hofing	550-124 sign	
8/4/2022	4445 Nottingham Way	Nott. Way Prop. LLC	550-124 sign	
8/4/2022	440 Atlantic Ave.	Joyce Persico	268-11 JRD	
8/4/2022	3 Nan Way	Gonzalez Jon	268-11 JRD	
8/9/2022	93 Locust Ave.	McGinley Julianne	268-11 JRD	
8/9/2022	492 Johnston Ave.	Wiedmann Gary	268-11 JRD	609-346-4667
8/9/2022	21 Magnolia Lane	McLean Willie/Wanda	268-11e deteriorated fence	609-462-4378
8/10/2022	2419 Nottingham Way	Rothkopf Bongia	268-11 HG&W	
8/10/2022	217 Redwood Ave.	Longmuir Rob/Al	268-11 JRD	
8/10/2022	1823 Orchard Ave.	Santiago Ramon	268-11 HG&W	
8/10/2022	1241 Hamilton Ave.	Sergio Chanquin	550-77 illegal use	(732) 778-3535
8/10/2022	60 Rutgers Ave.	Stephen Trahey	362-1c bamboo	
8/11/2022	7 Fox Lane	Zarodnansky David	268-11 JRD	
8/11/2022	27 Cannon Dr.	Angelo Nalbhone	362-2 shrubs	
8/17/2022	100 Redwood Ave.	Shultis and Golembiewski	268-11d auto on grass	
8/18/2022	2176 YDV-Ham Sq Rd.	Igberease Joe/Faith	shrub letter	
8/18/2022	1 Ithaca Ct.	Alemany Jeremy	shrub letter	
8/18/2022	2 Ithaca Ct	Mihalow Anthony	shrub letter	
8/22/2022	3545 Mer-Quakerbridge	John Benko	362-1 tree limbs	
8/22/2022	3551 Mer-Quakerbridge	3551 Diamond Real Estate	362-1 tree limbs	
8/22/2022	58 Arbor Ave.	Heintz Samantha	268-11 HG&W	

8/22/2022	264 California Ave.	Jeannie Wooten	268-11 JRD	
8/24/2022	21 Rolf Ave.	Grasselli Tom/Carol	268-11 JRD	
8/24/2022	Shady Lane b-1925 I-63	Ososowski Carol	362-1 tree limbs	
8/25/2022	4165 S Broad St.	APCO Petroleum	550-78 illegal use	609-721-6124
8/25/2022	25 Central Ave.	Freddy Niola	550-74 illegal use	
8/26/2022	107 Steward St.	Willivre Geraldine	268-11 HG&W	
8/26/2022	281 Watson Ave.	Kalicharan Ian	268-11 HG&W	
8/26/2022	285 Watson Ave	Robinson Nicole & Molder Eric	268-11 HG&W	
8/26/2022	214 Hollywood Dr	Mirel Estates	268-11d auto on grass	
8/29/2022	79 Martin Lane	Ault Gary	362-2 shrubs	
8/30/2022	97 Marshall Ave.	Campagna Shawn	268-11 JRD	
8/30/2022	50 Kentucky Ave.	NJ Housing & Mort.	268-11 JRD	
8/30/2022	233 California Ave.	Brihn Tom/Donna	268-11c unused vehicles	609-915-0969
8/30/2022	215 Elizabeth Ave.	ILI Rentals LLC	268-11 JRD, HG&W	
8/30/2022	359 McClellan Ave.	Giles Susan	268-11 HG&W	
8/31/2022	690 YDV-Ham Sq Rd.	Genki LP	268-11 JRD UMV	
8/31/2022	121 W Park Ave.	Berrocal Ruben	550-114 shrub obstruction	
8/31/2022	208 Armour Ave.	Walsh Michael	268-11 JRD	
8/31/2022	1233 Nottingham Way	Gerla Family Trust	268-11 HG&W	
8/31/2022	114 YDV-Allentown Rd.	67 Main St Realty Corp.	362 CPM	609-903-2119 Sam
9/1/2022	2231 Liberty St.	Sagastume Cadenas	268-11 JRD UMV	abated
9/1/2022	33 Sharps Lane	Tabari Lucia	268-11 HG&W	abated
9/1/2022	1202 S Olden Ave.	Debracina Properties LLC	268-11 HG&W	abated
9/1/2022	246 Mer-Edinburg Rd.	YAD Properties LLC	268-11 HG&W	abated
9/2/2022	1781 East State St.	Dawarzal Tofan	268-11 HG&W	abated
9/2/2022	322 Grand Ave.	Integrity Rentals LLC	268-11 HG&W	abated
9/7/2022	4391 Nottingham Way	Stavropoulos Mike	268-11 JRD	abated
9/7/2022	633 State Hwy 130	DCH Inv. Inc NJ	268-11 HG&W	abated

9/7/2022	212 Tindall Ave.	Harvey Eiana harris	268-11 HG&W	abated	
9/7/2022	42 Thoreau Rd.	Tamsky Sanchez	268-11 HG&W	abated	
9/7/2022	197 Grand Ave.	Mendenthall Cheryl	268-11 HG&W	abated	
9/8/2022	769 Lalor St.	Horhota Mihai	550-74 illegal use	609-351-9191	
9/8/2022	583 Mer-Edinburg Rd.	Spanciatti Patricia	268-11 shed	abated	
9/8/2022	207 Springdale Rd.	Novack Rob/Maria	deteriorated	abated	
9/8/2022	3102 S Broad St.	Ralph Raspatello	550-114 shrub	abated	
9/8/2022	23 Alton Rd.	Burgos/Mercado	obstruction	abated	
9/8/2022	1143 Hughes Dr.	Gault Charles	268-11 HG&W	abated	
9/9/2022	1926 Cahmbers St.	Vincent Padalino	268-11 JRD	abated	
9/12/2022	233 E. Franklin St.	Tecum Rudy Saida	550-74 fowl	abated	
9/12/2022	113 Armour Ave.	Rodriguez M/E	550-74 fowl	abated	
9/13/2022	431 Gropp Ave	Nicheski H/R	550-74 shed	abated	
9/13/2022	60 State Hwy 156	Lestina J/B	268-11 HG&W	abated	
				856-981-8544 mechanic	
				# 215-617-6443	
9/14/2022	2105 S Broad St.	Ashrit Realty LLC	362 CPM	summons	
9/14/2022	76 Wert Ave.	Durcanin Matthew	362 shrubs	609-273-6463	
9/15/2022	83 Park Ave.	Roche John	268-11 HG&W	abated	
9/15/2022	147 Hempstead Rd.	Birchenough A/A	268-11 HG&W	abated	
9/15/2022	2 Elmwynd Rd.	Callas Peter	550-114 shrub	abated	
9/15/2022	2 Elmwynd Rd.	Callas Peter	obstruction	abated	
9/20/2022	5 Squola Rd.	Gabriella John	362-1 bamboo	complaintant 609-213-9445	
9/20/2022	220 Chewalla Blvd.	Selmon Robert	268-11 UMV JRD	abated	
9/20/2022	319 Jencohallo Ave.	Awad Adel/Magda	268-11d auto on grass	abated	
9/20/2022	401 Church St.	Lippincott Kenneth	362-2 property maintenance	abated	
9/22/2022	26 Homestead Ave	Cajour Yves	268-11c unused vehicles	609-721-2941 Yves	

9/23/2022	2171 Liberty St.	Juarez Pedro	550-74 fowl	abated
9/23/2022	33 Hovey Ave.	Rosetty S J & P R	362 CPM	abated
9/23/2022	4875 S Broad St.	Bassani Sergio	550-74 fowl	abated
9/23/2022	211 Clover Ave.	Maza Barzalla	435 driveway	summons
9/26/2022	1958 Greenwood Ave.	1958 Greenwood Ave LLC	268-11 JRD	215-666-1991
9/26/2022	1895 Arena Dr.	Huang Richard	268-11d auto on grass	abated
9/26/2022	New Cedar Lane b-2219 I-10	Jone William	268-11 HG&W	
9/26/2022	583 Schiller Ave.	Touzin Judler	268-11d auto on grass	abated
9/26/2022	442 Lynwood Ave.	Conte-McKeon	268-11 JRD	abated
9/30/2022	28 Chewalla Blvd.	Villivencio Antonio	550-12 g3 commercial vehicle	abated
10/3/2022	424 Main St.	Pietras Pete	362-1 dead tree	abated
10/3/2022	106 Knapp Ave.	Rahman Nhm	550-74 fowl	abated
10/4/2022	8 Libby Ct	Dossou Louise & Lesly	268-11 JRD	abated
10/4/2022	1 Libby Ct.	Shultis Julee & Kucsan Eric	268-11 JRD	abated
10/4/2022	4905 S Broad St.	Lupinacci Louis	550-74 fowl	abated
10/4/2022	2619 S Broad St.	2605-2607-2609-2619 S Broad St. LLC	268-11 JRD	abated
10/6/2022	1760 Kuser Rd.	Regalisa Holdings	268-11d auto on grass	abated
10/6/2022	1191 Wh-Mer Rd. KFC	Hamilton Investors LLC	362-2 CPM	abated
10/12/2022	2100 Nottingham Way	Richard Karpf	550-143 cannabis sales	abated
10/13/2022	211 Clover Ave.	Maza Barzalla	550-115 lights	abated
10/13/2022	517 Lalor St.	517 Lalor St. LLC	268-11 JRD	abated
10/17/2022	37 Morton Ave.	RSBRMNJ LLC	362-1 dead tree	abated
10/18/2022	611 E Howell St.	K & K Mgmt Corp.	268-11 JRD	abated

10/18/2022	117 Samuel St.	RENOVAT Solutions	268-11 HG&W	abated	
10/19/2022	72 Florence St.	Manion John/Donna	268-11d auto on grass	abated	
10/19/2022	750 Independence Ave.	Lema Arevalo	268-11d auto on grass	abated	
10/20/2022	404 Schlier Ave.	Hurtago-Gil Javier	268-11 JRD	abated	
10/20/2022	2467 S Broad St.	2467 S Broad St LLC	362-1 prop.	abated	
10/24/2022	3444 Mer-Quakerbridge Rd.	Quakerbridge Part. LLC	Maintenance	abated	
10/26/2022	1947 S Broad St.	c/o Comfort	362-1 bamboo	abated	
10/26/2022	384 White Horse Ave.	1947 Broad LLC	268-11 JRD	abated	
10/26/2022	112 Pope Ave.	Abuhumoud Nadel	550-74 fowl	abated	
10/27/2022	17 Adella Ave.	Richard Borne	362-1 dead tree	abated	
10/27/2022	839 Johnston Ave.	Whitfield Emanuel	268-11 JRD	abated	
10/28/2022	59 Sandalwood Ave.	Diaz Javier	268-11 JRD	abated	
10/28/2022	3 Sandalwood Ave.	Gary Krieg	550-74 buss. @ residence	abated	
11/1/2022	36 Victoria Ave.	Halliday Tom	268-11 JRD UMV	summons	
11/2/2022	1801 Kuser Rd.	Tirone Brigda	435 driveway		
11/3/2022	189 Carlise Ave.	RA2 Mercerville LLC c/o Rite Aid	550-114 fence	Katie 574-855-5467	
11/7/2022	1409 Hamilton Ave.	Smith Scott	268-11 JRD UMV	vacant	
11/9/2022	46 Kirby Ave.	Sarah Gomez	362-1 dead tree	abated	
11/10/2022	3441 Mer-Quakerbridge Rd.	Sindy Gamez	550-74 buss. @ residence	215-678-5952	
11/10/2022	453 Neww Kirk Ave.	Josh Lake	550-74 buss. @ residence	summons	
11/10/2022	27 Stamford Rd.	Fiorvanti John	550-312 g3 commercial vehicle	abated	
11/10/2022	75 Holt Ave.	Moyle William	550-114 shrub	abated	
11/10/2022	868 Klockner Ave.	Jaruszewski Joe	obstruction	abated	
		Rommell Joe/Edith	268-11d auto on grass	abated	
			268-11 JRD	abated	

11/10/2022	125 Vetterlein Ave.	resident	268-11 JRD		
11/17/2022	21 Stamford Rd.	Montaldi Michael	362-2 shrubs	abated	
11/29/2022	156 Fitzrandolph Ave.	EHUD Inv. Group LLC	550-312 g3 commercial vehicle		
11/29/2022	80 Martins Lane	Barker Daniel	550-74 buss. @ residence	resident working on	
11/30/2022	1958 Greenwood Ave.	1958 Greenwood Ave LLC	268-11 JRD		
12/1/2022	154 Barricklo St	Ge Investment Prop.	268-11 JRD UMV		
12/1/2022	135 Jarvie Dr.	Poroda Trust	268-11 JRD UMV		
12/7/2022	2340 S Broad St.	Akal Oil Corp.	362 CPM		
12/7/2022	11 Kendall Rd.	Bak Mateusz	550-111 accessory use	201-888-3756	
12/8/2022	2217 S Olden Ave.	Dhriti Corp. c/o Janu Proprety	268-11 UMV JRD		
12/8/2022	141 McClellan Ave.	Canterero-Lopez	550-74 buss. @ residence		
12/9/2022	319 Lafayette Ave.	Feeman Michael	362 CPM		

2022 Basins		Court Cases		Ord. # 577-11
Date	Address	Owner	Status	
	Court date 10/20/2022			
10/20/2022	3745 Mer-Quakerbridge Rd.	Ewing Leasing Comp. Inc.	basin reconstructed in 1989 no report required dismiss 609-575-5558 a rep. appeared in court	
10/20/2022	200 State State Hwy 33	ERB-Rittr -CVS 6039-02 Occupy Exp	no report 4 yrs. Fines to be set at next court date 11/28/2022 dismiss basins combined report in	guilty \$2030 fined plus \$8000 civil penalty total \$10,030 fines
10/20/2022	645 State Hwy 130	DtI HS Holdings LLC	no report new court date 11/28/2022	new date 1/09/2023`
10/20/2022	633 State Hwy 130	DCH Investment NJ	report in working on repairs Fines to be set at next court date 11/28/2022	sending report today 11/28/2022 Nellie 732-937-5080
10/20/2022	90-116 Flock Rd.	D & A Investment Group Inc.	609-703-9627 John report will be in 14 days Vernon prop. New date 12/15/2022	12/15/2022 report dismiss
10/20/2022	770 State Hwy 130	Rt. 130 Car Wash & Epress Lube	609-703-9627 John report will be in 14 days Vernon prop. New date 12/15/2022	12/15/2022 report dismiss
10/20/2022	960 State Hwy 130	Kuser & Rt. 130 Assoc. LLC c/o		

10/20/2022	5 AAA Drive	Cam Horizon LLC	347-480-6142 Ari working on report frm Menlo Eng.	report in working on maintenance dismissed all completed
10/20/2022	15 Black Forest Rd.	Black Forest Rd. LLC	dismiss report in 8/30/2022 working on repairs.	
10/20/2022	600 Horizon Dr.	12 Franklin St. Real Samene Realty	report in maintenance required fines to be set at next date 11/28/2022	12/19/2022 new date judge spoke with company sending report
10/20/2022	10 Black Forest Rd.	Aqua NJ Inc.	report in 10/19/2022 dismiss 856-287-3647 a rep. appeared ni court	
10/27/2022	Lamont Ave. b-1922 -12	Halston Builders Assn. LLC	new court date pretrial 12/05/2022 at 1 pm.	legal involved
10/27/2022	Wh.-Ham. SQ. rd. b-2167 l-41	Hamilton Office campus Condo Assn.	new court date pretrial 12/05/2022	adjourn
10/27/2022	750-760 State Hwy 130	HD Dev. Of Maryland Inc. c/o Home Depot	new court date pretrial 12/05/2022 at 1 pm.	adjourn
10/27/2022	1645 Wh.-Mer. Rd.	Health care Reit, c/o Brookdale SR.	new court date pretrial 11/28/2022 at 1 pm.	new date 1/09/2023
10/27/2022	3100 Mer.-Quakerbridge Rd.	Highglen Clover Sq. LLC Plymouth Meeting	report in work completed dismiss have contact 12/05/2022	dismissed report and work completed

10/27/2022	1067-1093 Kuser Rd.	Integra Mgmt. Corp.	732-939-6207 Dana report in June dismiss 12/05/2022	answered email dismiss work complete
10/27/2022	770 State Hwy 33	Keresztury/King Boston Mkt	working on report 60 day adjournment Joe 609-670-4282 new court date 11/28/2022	dismissed report and work completed
10/27/2022	955 State Hwy 33	Lormil LLC c/o Industry Coinsgroup	new court date pretrial 12/05/2022 at 1 pm.	adjourn
10/27/2022	2900 East State St.	Shakti Group LLC	732-342-7242 new court date 11/28/2022 for final outcome.	new date 12/19/2022
10/27/2022	1614 S. Olden Ave.	Vespia Realty Llc c/o SU 301	report coming on 10/14/2022 with work completed new date 12/05/2022 732-690-8580 Jeanine Vespia	working on repairs 602-595-3177 dismiss
10/27/2022	1702 Kuser Rd.	Walgreen Eastern Co. Inc.	new court date pretrial 11/28/2022 at 1 pm.	guilty \$2030 fined plus \$8000 civil penalty total \$10,030 fines
Court date 11/03/2022				
11/3/2022	2090 Wh-Mer Rd.	Golden Dawn III Inc	609-890-2606 dismiss maintenance completed	

11/3/2022	2150 State Hwy 33	Roanoke Realty Prop. LLC Mavis Tire	David 732-904-4573 12/05/2022 emailed 11/03/2022 dismiss 12/05/2022	Adam Luna 914- 984-2500 x-6486 cell 845-490-4829	
11/3/2022	133 Youngs Rd.	Raji Hamilton Realty LLC	Jim 609-581-9622 x- 118 dismiss 1/09/2022	work done dismiss	
11/3/2022	1315 Wh-Mer Rd.	Hamilton YMCA	Jim 609-581-9622 x- 118 1/09/2022	report in work complete dismiss	
11/3/2022	Sawmill Rd. YMCA	Hamilton YMCA			

Court cases 2022				
Date	Location	Owner	Violation	Status
1/3/2022	339 Wilson Ave.	Lisa Price	268-11 JRD	adjourned
1/3/2022	341 Wilson Ave.	Stephanie Price	268-11 JRD	adjourned
1/3/2022	2150 State Hwy 33	Roanoke Penn Mavis	577-10 basin	dismissal report in Dan Flynn
1/3/2022	Chambers St. & Cedar Lane	NVR Inc Ryan Homes	577-10 basin	guilty \$2000.00
1/3/2022	633 Rt 130	DCH Investment NJ	577-10 basin	dismissal report in .
1/3/2022	1702 Kuser Rd.	Walgreen Eastern Co	577-10 basin	guilty \$2000.00
1/3/2022	200 State Hwy 33	ERB-Riter CVS	577-10 basin	guilty \$2000.00
1/3/2022	3 Tennis Ct.	Crown Victoria Realty	577-10 basin	not on agenda
1/10/2022	225 Turnbull Ave.	Carnevale LLC	550-78 illegal use	adjourned
1/20/2022	3 Tennis Ct.	Crown Victoria Realty	577-10 basin	adjourned 3/07/2022
1/24/2022	2042 S Broad St.	Petro Realty	268-11 JRD	trial set
1/24/2022	1467 Lambertson Rd. 2527-2531	Jarmel Realty Co. Inc.	550-82 illegal use no permits	not on docket
1/24/2022	Nottingham Way	Wilson Merrick	550-78 illegal use	attorney
1/24/2022	Sparrow Dr.	Traditions @ Ham.	577-10 basin	dismissal report in Mike Magee attorney
1/24/2022	4625 State Hwy 33	Devon Inc.	577-10 basin	dismissal report in
1/24/2022	2222 State Hwy 33	LVL Enterprises	577-10 basin	dismissal
1/24/2022	203 Whitehead Rd.	B & M Longford Office Park	577-10 basin	adjourned report in all repairs completed
2/7/2022	1989 Arena Dr.	Russo's muxsic	577-10 basin	
2/7/2022	Wh.Horse Ham. Sq. Rd.	AT&T Come NJ	577-10 basin	Attorney Andrew Schuddeboom handling
2/7/2022	339 Wilson Ave.	Lisa Price	268-11 JRD	30 adjournment
2/7/2022	341 Wilson Ave.	Stephanie Price	268-11 JRD	30 adjournment
2/7/2022	132 Tindall Ave.	Jimbirt LLC	550-74 buss. @ residence	guilty \$780.00
2/7/2022	225 Turnbull Ave.	MAC Properties LLC	550-78 illegal use	adjournment 90 days
2/15/2022	2115 State Hwy 33	Lexington Sq. Commons	577-10 basin	adjournment 30 days
2/15/2022	2101 Klockner Rd.	Office condo dev. c/o John duffy	577-10 basin	not on agenda
2/15/2022	State Hwy 33	Golden Crest Corp.	577-10 basin	guilty \$2000.00

2/15/2022	State Hwy 34	Tremen Limited Laibility Co.	577-10 basin	guilty \$2000.00
3/7/2022	770 State Hwy 33	Keresztury J Jr. King c/o EVOCA	577-10 basin	guilty \$2000.00
2/15/2022	1130 Wh-Hm Sq Rd.	Commerce Bank c/o TD Bank lease and tax	577-10 basin	guilty \$2000.00
2/15/2022	1850 Klockner Rd.	new owner redevelopment	577-10 basin	dismissal
3/7/2022	2115 State Hwy 33	Lexington Sq. Commons		guilty \$2000.00
3/7/2022	56 Oregon Ave.	Quantum Informatics LLc	550-74 buss. @ residence	adjourned 4/04/2022
3/7/2022	3 Tennis Ct.	Crown Victoria Realty	577-10 basin	adjourned 45 days
3/28/2022	2042 S Broad St.	Petro Realty	268-11 JRD	guilty \$530.000
3/28/2022	339 Wilson Ave.	Lisa Price	268-11 JRD	guilty \$280.00
3/28/2022	341 Wilson Ave.	Stephanie Price	268-11 JRD	guilty \$280.00
3/28/2022				
3/28/2022	Wh.Horse Ham. Sq. Rd.	AT&T Come NJ	577-10 basin	dismissal completed
4/4/2022	1296 State Hwy 33	Trinetra Realty LLC	550-78 illegal use	guilty \$280.00
4/4/2022	56 Oregon Ave.	Quantum Informatics LLc	550-74 buss. @ residence	guilty \$280.00
4/21/2022	1080 State Hwy 130	Mercer Mgmt. Vernon	577-10 basin	dismissed on site visit no basin exists.
4/25/2022	608 Johnston Ave		268-11 JRD	arraignment
4/25/2022	608 Johnston Ave		268-11 JRD	arraignment tenant exvicted
5/23/2022	608 Johnston Ave	Alex Rios	268-11 JRD	adjourned 6/06/2022
5/23/2022	608 Johnston Ave	Dharmesh Patel	268-11 JRD	adjourned 6/06/2022
6/2/2022	811-825 Rt 33	Edessa Realty LLC	362 CPM	adjourned 6/06/2022
6/2/2022	1240 Rt 33	Northeastern Comm	362 CPM	guilty \$280.00
6/2/2022	955 Rt 33	Lormil Realty	362 CPM	trial set 7/25/2022
7/21/2022	9 Bruin Dr.	James Taylor	268-11 JRD	dismissal
7/25/2022	623 Paxson Ave.	Tim Tezak	268-11 JRD	dismissal
7/25/2022	2549 S Broad St.	Ell & Ell Inc.	362 CPM	not on agenda
7/25/2022	2462 YDV-Ham. Sq. Rd.	Pervez Arif	268-11 JRD	guilty \$280.00
7/25/2022	955 Rt 33	Lormil Realty		court order for PW work order.
8/29/2022	2527-2531 Notingham Way	Wilson Merrick	550-77 illegal use	attorney adjournment
9/26/2022	1605 Hamilton Ave.	1561 Hamilton Ave. LLC	268-11 HG&W	guilty \$280.00

10/24/2022	2527-2531 Nottingham Way	Wilson Merrick	550-77 illegal use	trial \$2,000.00 fines asking for dismissal abated rental property
10/25/2022	120 Manor Blvd.	Karl Rainear	268-11 JRD	failed to appear new date
11/21/2022	266 Sherwood Ave.	Susan Mains	268-11 JRD	
12/15/2022	3441 Mer Quakerbridge Rd.	Josh Lake	550-74 buss. @ residence	
12/19/2022	132 Johnston Ave	Oscar Corrales	550-74 buss. @ residence	
12/19/2022	211 Clover Ave.	Nila Angula	550-115 lights	
12/19/2022	266 Sherwood Ave.	Susan Mains	268-11 JRD	
12/19/2022	2105 S Broad St.	Ashrit Realty	362-1 CPM	
			basin carried over from 2021	guilty

OPRA 2022		
OPRA #	Address	Date closed
21-1725	5 Nami Lane	1/3/2022
21-1724	1 Summerhill Rd	1/3/2022
22-6	38 Soloff Dr.	1/4/2022
22-11	31 Versailles Ct.	1/4/2022
22-15	74 Sadie Ave.	1/5/2022
22-30	2560 Kuser Rd	1/10/2022
22-56	Code Infractions	1/13/2022
22-60	305 Rt 156	1/13/2022
22-65	606 Wilfred Ave.	1/13/2022
22-81	Print Vendors	1/19/2022
22-108	103 W Park Ave.	1/24/2022
22-109	3 Fogarty Rd.	1/24/2022
22-110	82 Baylor Rd.	1/24/2022
22-111	34 Fenway Dr.	1/24/2022
22-142	1096-1110 State Hwy 33	1/31/2022
22-163	2560 Kuser Rd.	2/3/2022
22-182	3, 5, 6 AAA Drive	2/7/2022
22-184	2 S. Gold Dr.	2/7/2022
22-185	500 Horizon Blvd.	2/7/2022
22-186	1096-1110 State Hwy 33	2/7/2022
22-187	100, 200, 300 Horizon Blvd.	2/7/2022
22-193	769 Lalor St.	2/8/2022
22-202	17 Quakerbridge Plaza	2/8/2022
22-118	119 Terrill Ave.	2/10/2022
22-256	1930 Nottingham Way	2/17/2022
22-263	14 Toby Lane	2/22/2022
22-288	American Metro b-1505 I-10.02	2/24/2022
22-300	3635 Quakerbridge Rd.	2/28/2022
22-306	1003 Nottingham way	2/28/2022
22-307	4212 S. Clinton Ave.	2/28/2022
22-308	425 Tindall Ave.	2/28/2022
22-309	4 Kristopher Dr.	2/28/2022
22-324	112 Grayson Ave.	3/1/2022
22-294	6 Abbott Farm	3/3/2022
22-339	189 Parkinson Ave.	3/3/2022
22-351	45 Smith St.	3/4/2022
22-353	??	3/4/2022
22-324	112 Grayson Ave.	3/9/2022
22-394	520 McClellan Ave.	3/10/2022
22-399	10 Wren Lane	3/11/2022
22-442	52 Caroline Ave.	3/21/2022

22-443	66 Versailles Ct.	3/21/2022
22-444	7 Stevens Ave.	3/21/2022
22-448	1932 Chambers St.	3/22/2022
22-453	All violations	3/24/2022
22-465	122 Newkirk Ave.	3/24/2022
22-466	1764 E State St.	3/24/2022
22--476	4 Tennis Ct.	3/25/2022
22-493	7 Tekening Way	3/29/2022
22-295	26 Sundance	3/30/2022
22-500	100 Park Lane	3/31/2022
22-513	23 Meadowlark Dr.	3/31/2022
22-519	3209 Nottingham Way	4/4/2022
22-520	17 Wolf Dr.	4/4/2022
22-526	1833 Orchard Ave.	4/4/2022
22-573	3 Hamilton Hrealth Place	4/8/2022
22-582	616 Schiller Ave.	4/12/2022
22-620	2575 Kuser Rd.	4/20/2022
22-650	zoning violation list	4/27/2022
22-666	537-557 State Hwy 33	4/27/2022
22-680	880 YDV-Allentown Rd	5/4/2022
22-684	zoning violation list	5/4/2022
22-696	60 Rt. 156	5/4/2022
22-722	11 Lorraine Dr.	5/4/2022
22-748	2402 Nottingham Way	5/9/2022
22-763	2211 S Broad St.	5/11/2022
22-781	zoning violation list	5/13/2022
22-785	11 Birkshire Rd.	5/13/2022
22-787	246 Johnston Ave.	5/16/2022
22-788	214 Lafayette Ave.	5/16/2022
22-792	660 Hughes Dr.	5/16/2022
22-807	29 Wolf Dr.	5/24/2022
22-827	868 Wh.Horse ham Sq. Rd.	5/25/2022
22-849	121 1st Ave.	5/25/2022
22-846	265 Whitehead Rd.	5/25/2022
22-848	265 Whitehead Rd.	5/25/2022
22-872	74 Jonathan Dr.	5/27/2022
22-877	235 Wilfred Ave.	5/31/2022
22-883	1613 Genesee St.	5/31/2022
22-886	416 E. Howell St.	5/31/2022
22-891	9 Soloff Dr.	6/1/2022
22-893	1814 Greenwood Ave.	6/2/2022
22-894	15 Shelley Lane	6/2/2022
22-895	2125 S Clinton Ave	6/2/2022
22-896	31 Tanglewood Dr.	6/2/2022
22-898	25 Brook Lane	6/2/2022
22-902	33 Hovey Ave.	6/2/2022

22-915	811 Mowat Circle	6/6/2022
22-932	2044 YDV-Ham Sq Rd.	6/8/2022
22-917	63 Reeger Ave.	6/14/2022
22-198	62 Bismark Ave.	6/14/2022
22--942	53 Flock Rd.	6/14/2022
22-943	Miry Run Apts.	6/14/2022
22-944	33 Terrapin Lane	6/14/2022
22-949	1898 Rt 33	6/14/2022
22-957	2114 S Clinton Ave.	6/14/2022
22-961	37 Longwood Dr.	6/14/2022
22-965	Edison NJ	6/14/2022
22-972	31 E Taylor Dr.	6/14/2022
22-976	3461-3441 S Broad St.	6/15/2022
22-981	31 E Taylor Dr.	6/15/2022
22-984	b-2406 I-2	6/20/2022
22-988	Sunnybrae Apts.	6/20/2022
22-993	3461 S Broad St.	6/20/2022
22-961	37 Longwood Dr.	6/20/2022
22-1009/1010	709 Norway Ave.	6/20/2022
22-1019	2367 Kuser Rd.	6/21/2022
22-1025	165 Applegate Dr.	6/23/2022
22-1046	299 whitehead Rd.	6/23/2022
22-1047	3048 S Broad St.	6/24/2022
22-1068	2144 East State St.	7/5/2022
22-1074	1059 Edinbrg Rd.	7/11/2022
22-1075	5 Hemlock Ct.	7/11/2022
22-1090	117 Samuel St.	7/11/2022
22-1129	1 Petal Way	7/11/2022
22-1165	64 Barbara Dr.	7/15/2022
22-1207	1803 Exton Ave.	7/25/2022
22-1162	31 Linton Ave.	7/28/2022
22-1231	23 Sunnybrae Blvd.	8/2/2022
22-1238	9 Mulberry Ct.	8/2/2022
22-1244	8 Colony Ct.	8/2/2022
22-1294	2522 Wh-Mer Rd.	8/10/2022
22-1312	2087 S Olden Ave.	8/15/2022
22-1325	76 Carl Sandberg Rd.	8/16/2022
22-1329	751 Estates Blvd.	8/17/2022
22-1346	2 Ithaca Ct.	8/23/2022
22-1326	1 Melody Ct.	8/23/2022
22-1351	122-128 N Johnston Ave.	8/23/2022
22-1367	559 Rt. 130	8/25/2022
22-1361	1345 S Olden ave.	8/25/2022
22-1367	559 Rt 130	8/31/2022
22-1370	1700 Klockner Rd.	9/1/2022
22-1421	533 Whitehead Rd.	9/7/2022
22-1434	354 George Dye Rd.	9/8/2022

22-1445	11 Tanglewood Dr.	9/12/2022
22-1452	14 Shelley Lane	9/14/2022
22-1430	3822 Nottingham Way	9/14/2022
22-1476	7 Compton Way	9/29/2022
22-1535	1702 Kuser Rd.	9/30/2022
22-1521	1702 Kuser Rd.	9/30/2022
22-1569	44 Sandalwood Ave.	10/11/2022
22-1549	634 Johnston Ave.	10/12/2022
22-1628	3620 Quakerbridge Rd.	10/25/2022
22-1654	275 Rt 156	11/1/2022
22-1700	All violations for 2022	11/14/2022
22-1722	72 Nightingale Dr.	11/14/2022
22-1726	2003 Silver Ct.	11/15/2022
22-1731	2149 S Clinton Ave.	11/16/2022
22-1732	Violations for 793-887 Lalor St 442 Lynwood Ave.	11/16/2022
22-1746	26 Rotnuda Dr.	11/17/2022
22-1755	40 Berrel Ave.	11/21/2022
22-1762	88 LeHarve Ct.	11/21/2022
22-1769	12 Falmouth Rd.	11/22/2022
22-1777	Violation list	11/28/2022
22-1780	1726 S Broad St.	11/28/2022
22-1781	236 Springdale Ave.	11/28/2022
22-1800	22 Adella Ave.	11/30/2022
22-1807	1530 Elizabeth Ave.	12/2/2022
22-1808	203 Elizabeth Ave.	12/2/2022
22-1809	2607 Liberty St.	12/2/2022
22-1810	956 Schiller Ave.	12/2/2022
22-1813	220 Woodlawn Ave.	12/2/2022
22-1814	167 Joan Terrace	12/2/2022
22-1815	611 Schiller Ave.	12/2/2022
22-1823	21 Dodge Dr.	12/5/2022
22-1826	509 W. Park Ave.	12/5/2022
22-1796	1725 Roberts Ave.	12/7/2022
22-1851	2118 Genesee St.	12/8/2022
22-1852	41 Vicky Ct.	12/8/2022
22-1857	124 Dickinson Ave.	12/9/2022
22-1806	124 Dickinson Ave.	12/9/2022



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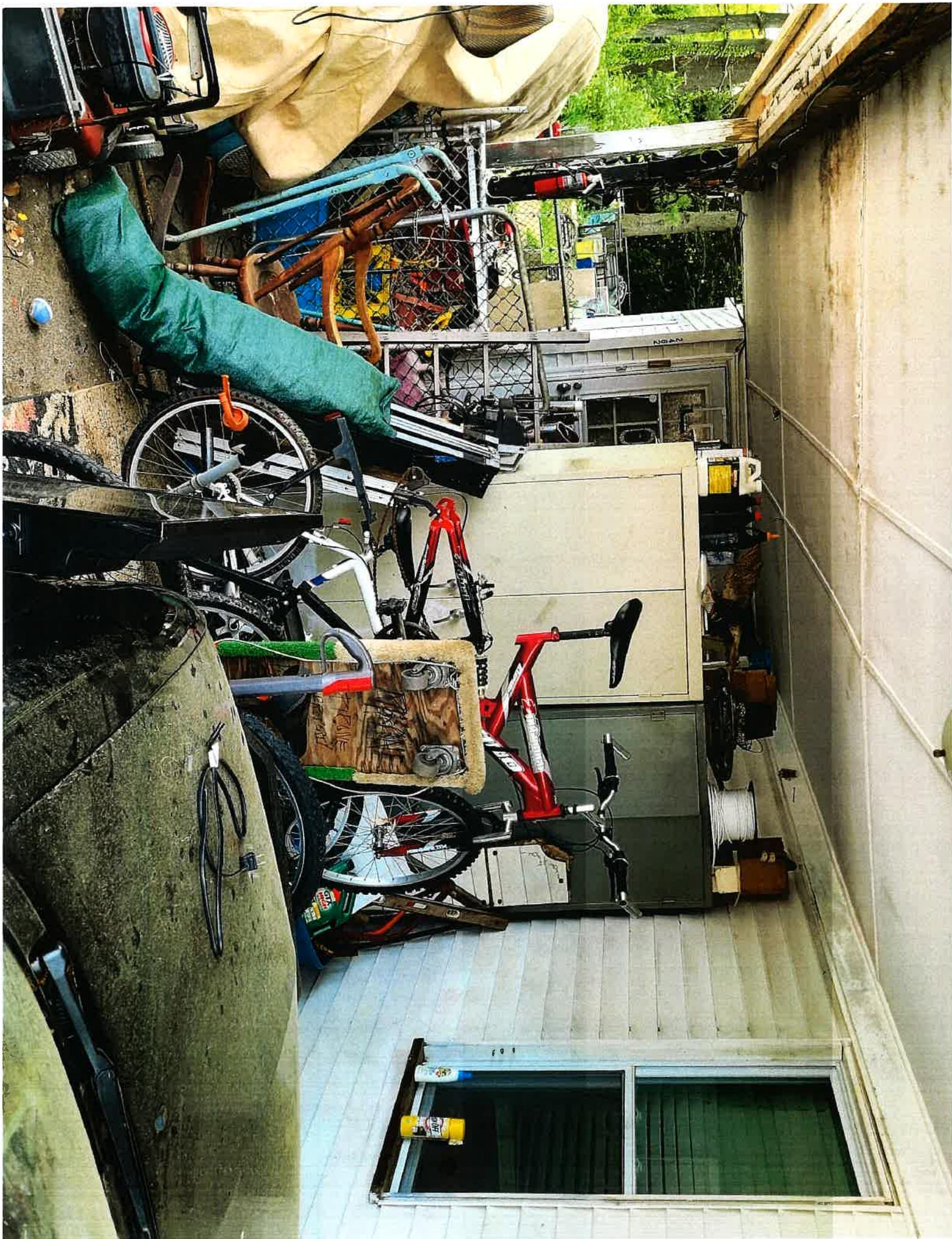




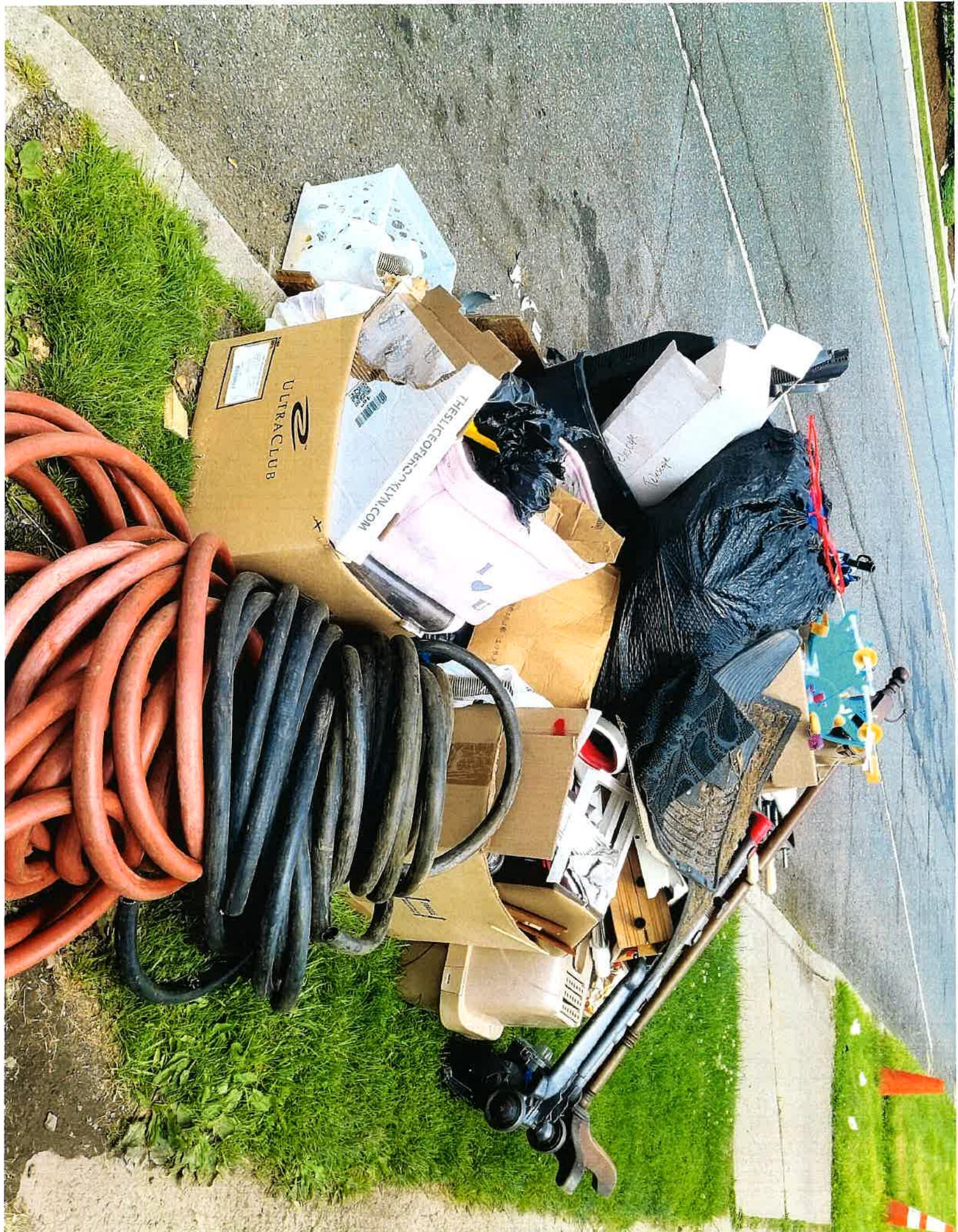










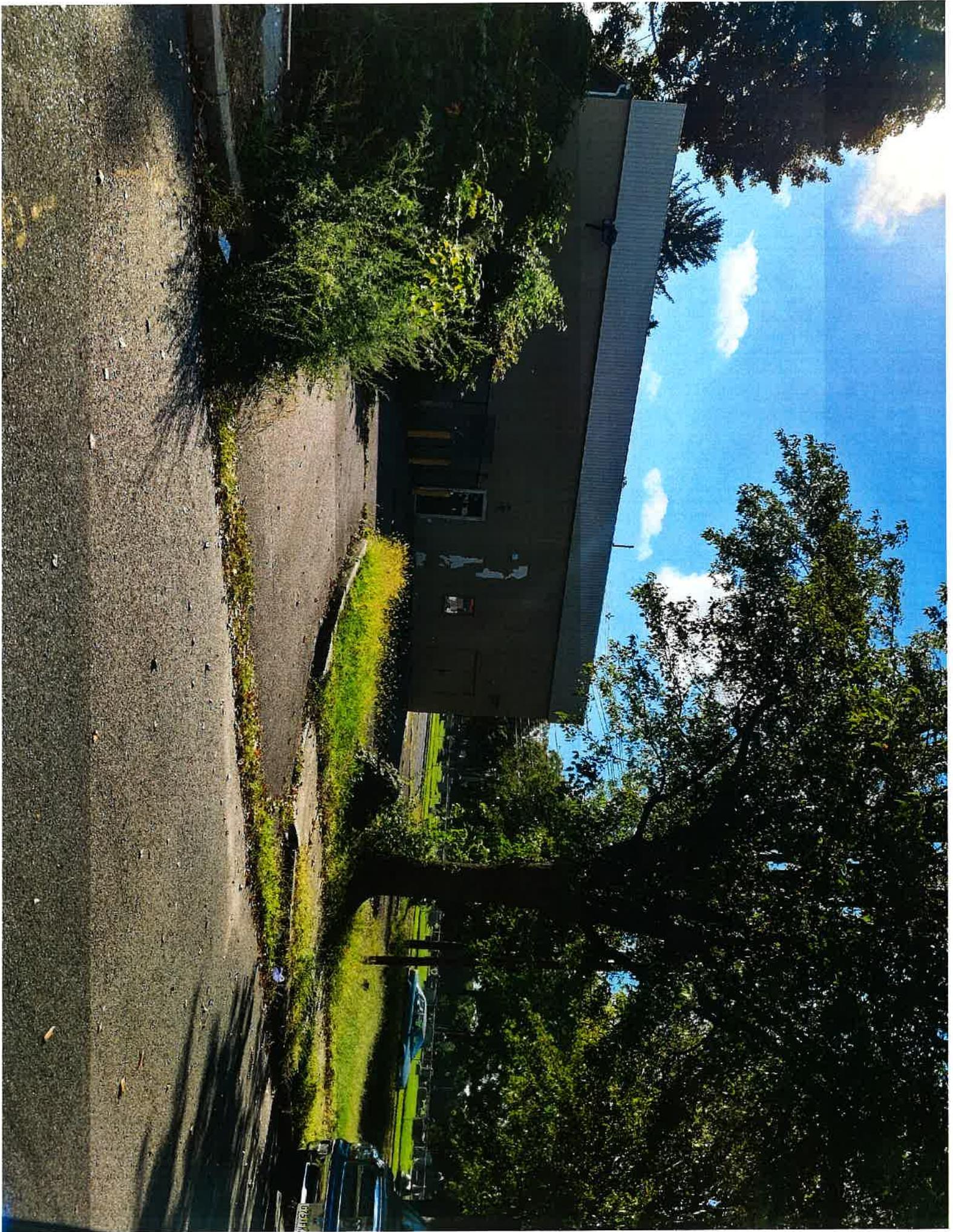


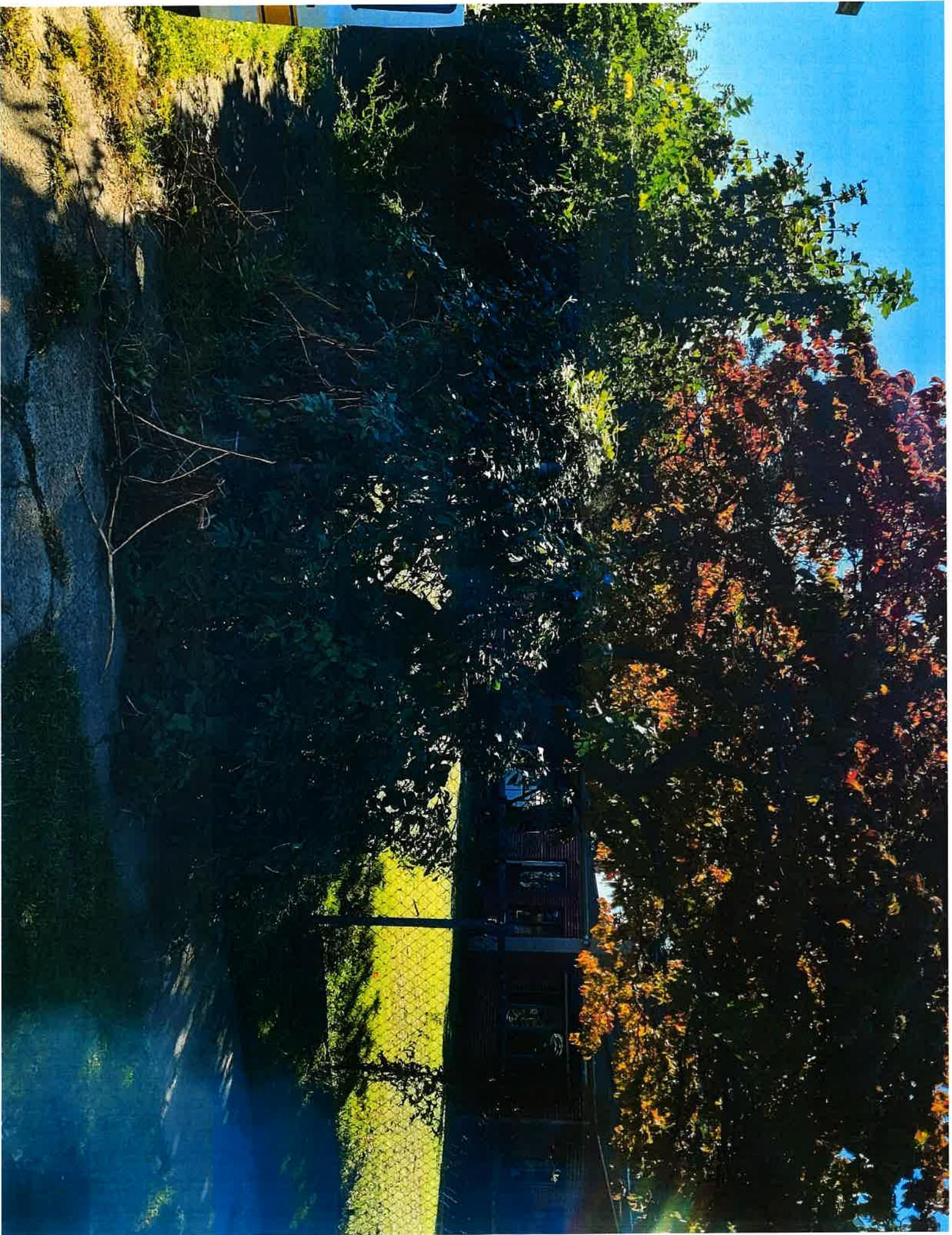
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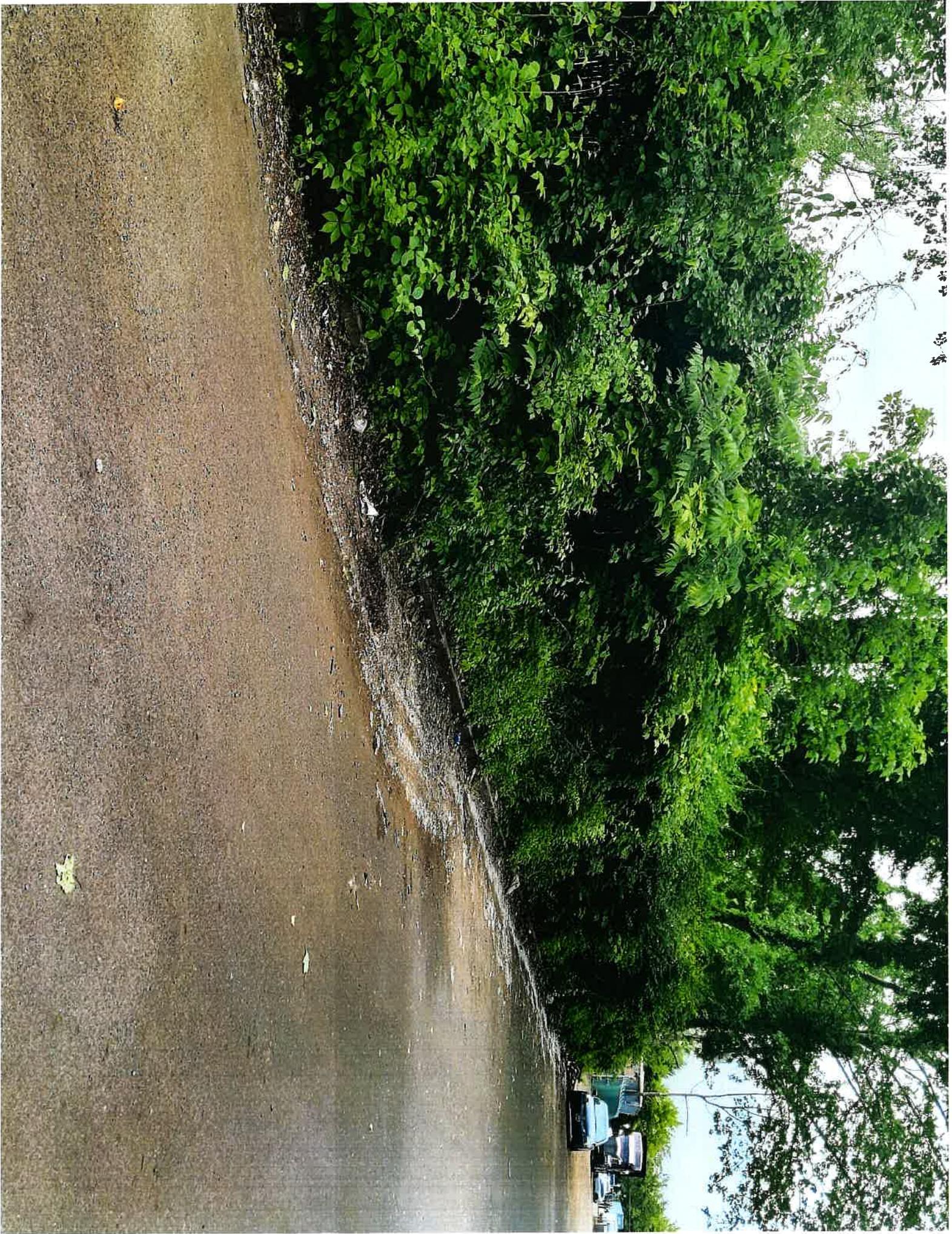
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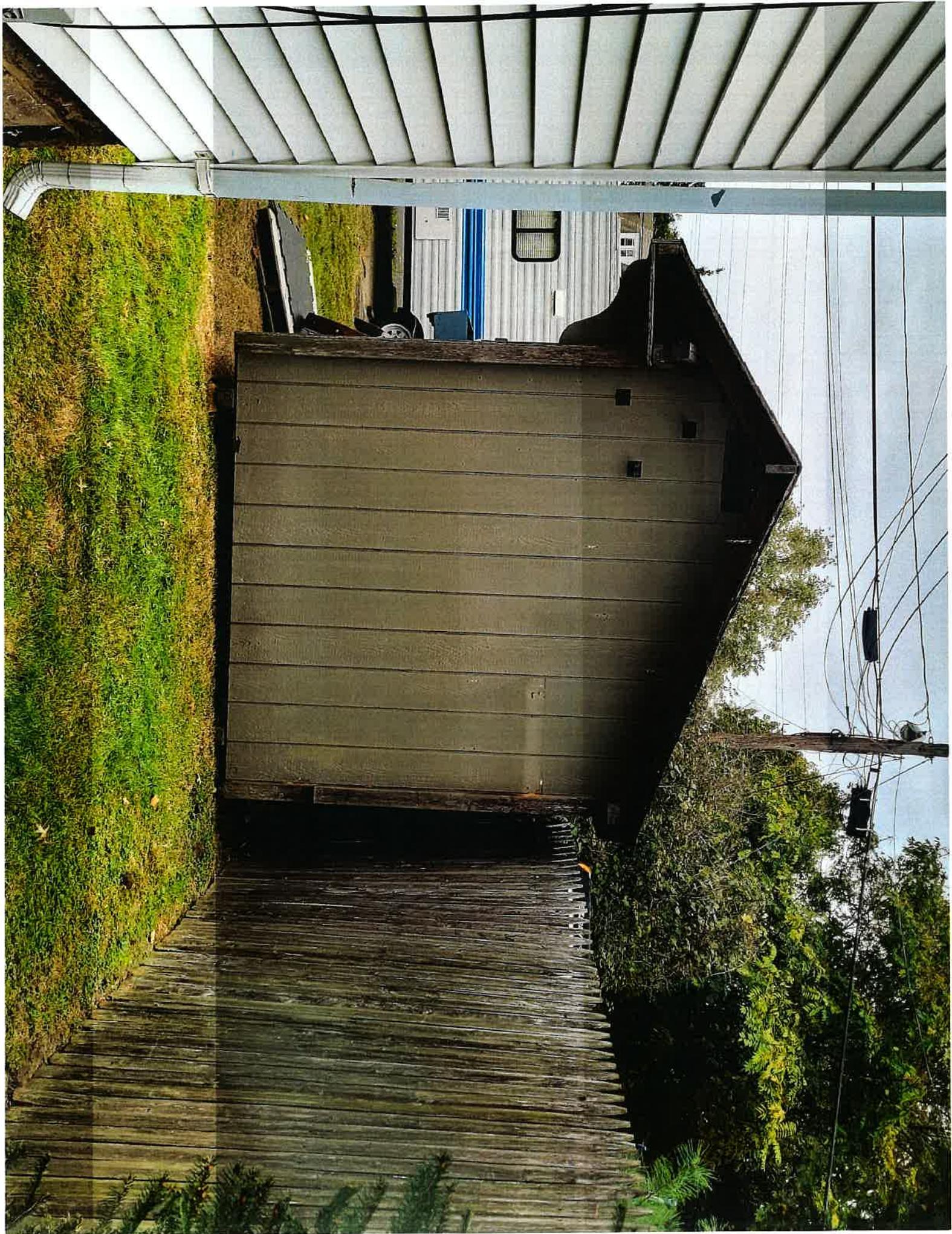




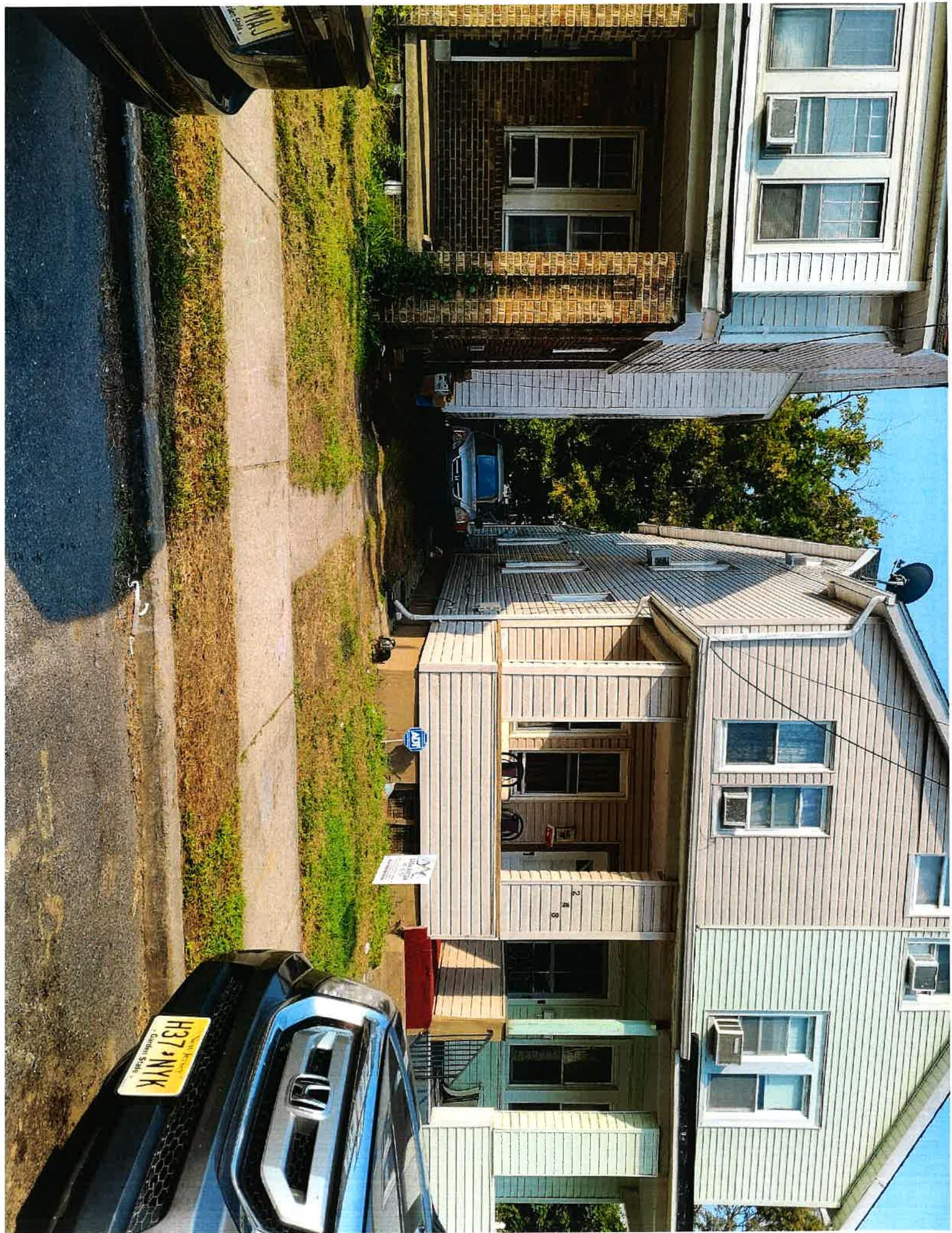






















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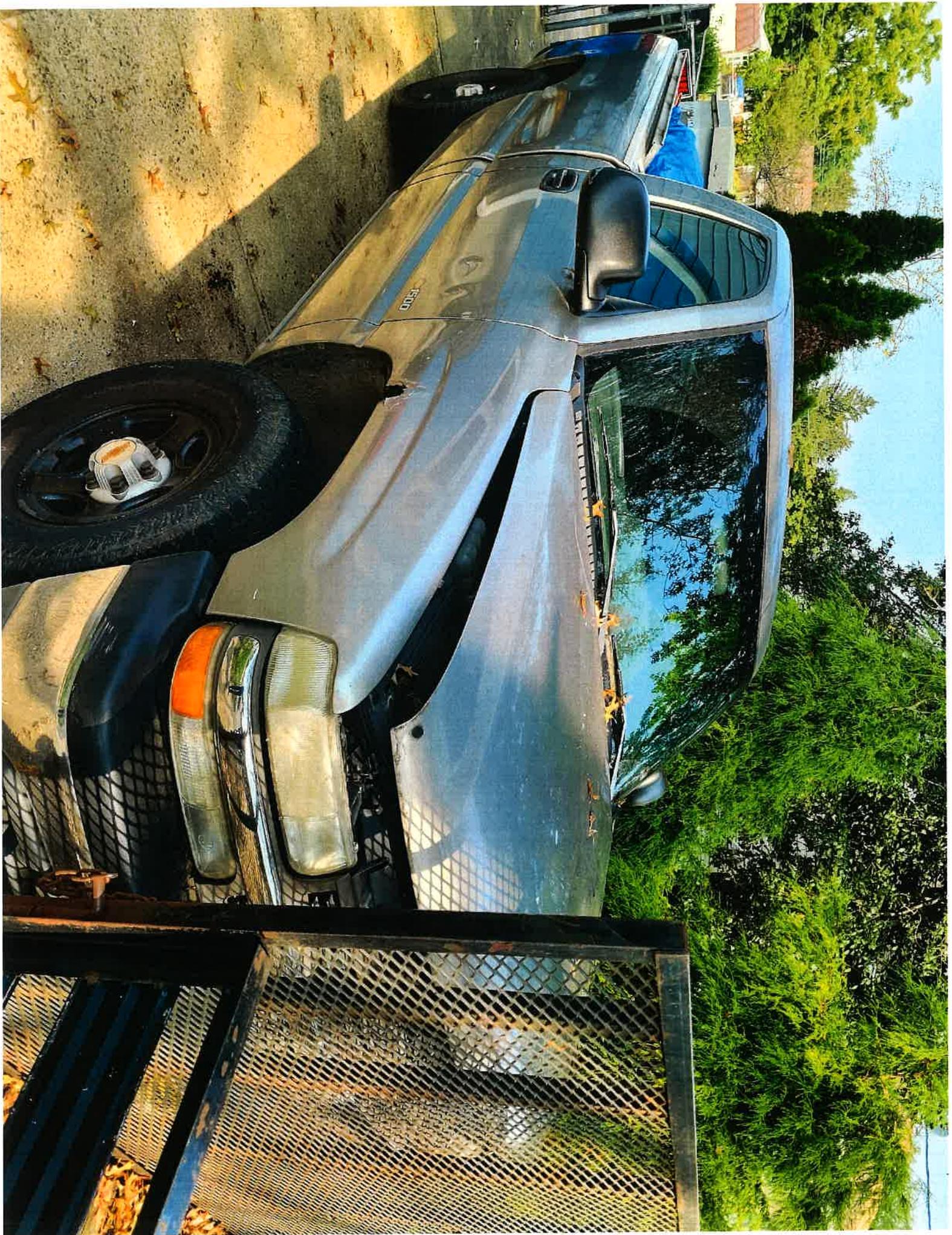


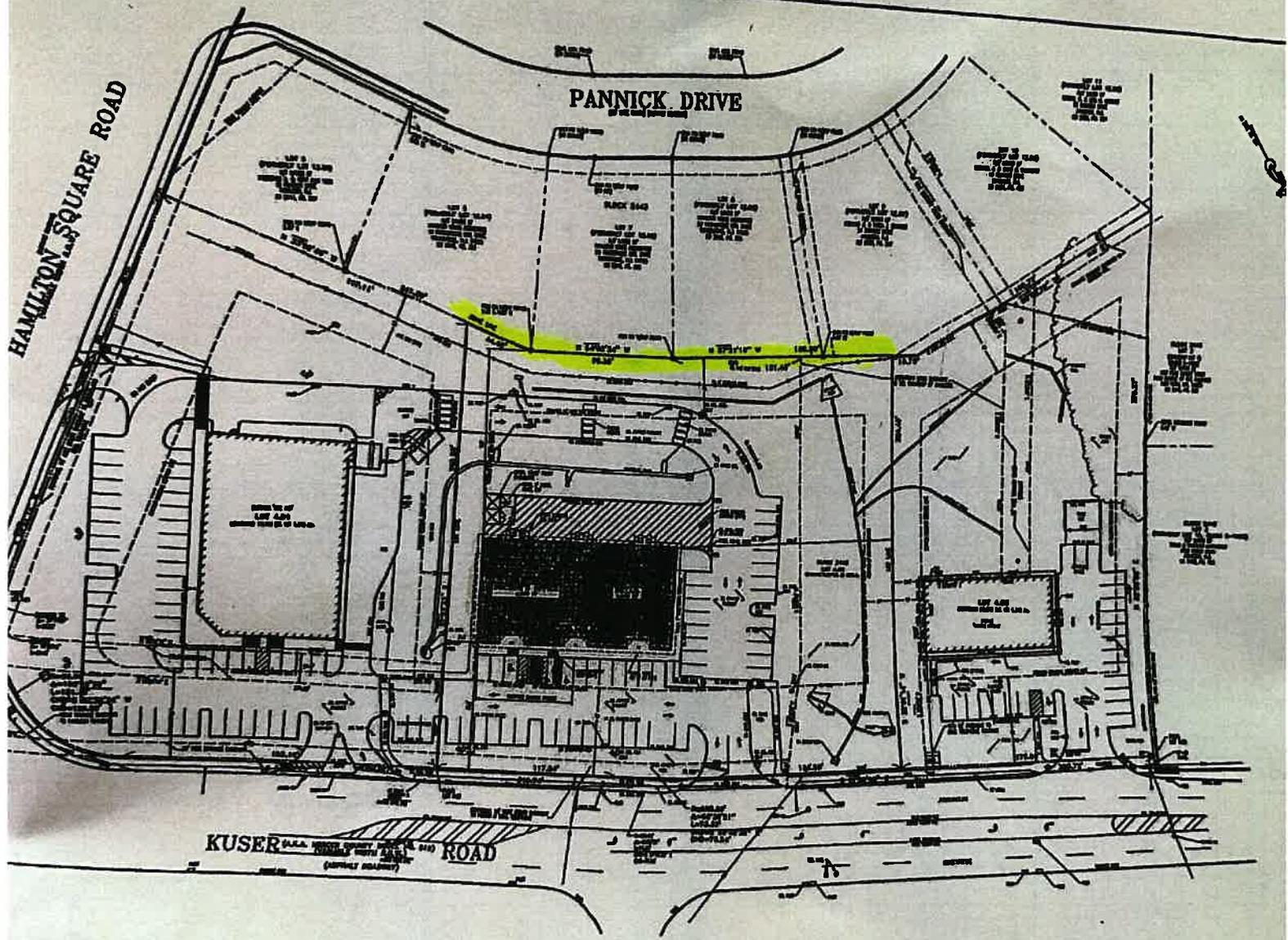












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