

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

**ORDINANCE**

No. **24-011**

1ST READING **FEBRUARY 20, 2024**

DATE TO MAYOR **MARCH 6, 2024**

2ND READING & PUBLIC HEARING **MARCH 5, 2024**

DATE RESUBMITTED TO COUNCIL \_\_\_\_\_

WITHDRAWN \_\_\_\_\_ LOST \_\_\_\_\_

DATE EFFECTIVE \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY

FACTUAL CONTENTS CERTIFIED TO BY

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

\_\_\_\_\_  
TITLE

**ORDINANCE ADOPTING THE MUNICIPAL BUILDING REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. (BLOCK 1922 LOTS 5 and 7)**

*Whereas* by Resolution No. 23-217, adopted May 2, 2023, the Council of the Township of Hamilton authorized the determination of certain property, identified as Block 1922, Lots 5 and 7 (the "Property") as an condemnation area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12 A-1 et seq.; and

*Whereas*, the Property had been developed with a commercial strip mall development (recently demolished) and accessory parking lot (Lot 7) and a dilapidated single family dwelling (Lot 5); and

*Whereas* by the same Resolution No. 23-317, adopted May 2, 2023, the Council of the Township of Hamilton, authorized the preparation of a Redevelopment Plan; and

*Whereas* pursuant to N.J.S.A. 40A:12A-7, the "Municipal Building Redevelopment Plan, Block 1922 Lots 5 and 7" has been drafted by Malvika Apte, PP, AICP a licensed professional planner from the firm of CME Associates for the consideration of the Township Council and Township Planning Board; and

*Whereas* the Municipal Building Redevelopment Plan proposes to improve the Property from the current underutilized state and redevelop the area with a modern municipal complex with accessory structures suitable to serve the needs of a growing population; and

*Whereas* the Municipal Building Redevelopment Plan recommends that the Zoning Map referenced in Chapter 550 Article II (Zoning Districts; Map) of the Township's Code be amended to reference the Redevelopment Plan as an overlay zoning district encompassing the Redevelopment Area in its entirety; and

*Whereas* additionally, the Municipal Building Redevelopment Plan recommends the listing of zoning districts in the Hamilton Land Development Ordinance be amended to include a reference to the Redevelopment Plan constituting such zoning district; and

*Whereas* as the Municipal Building Redevelopment Plan, as specifically provided for therein, recommends that the development standards set forth in the Redevelopment Plan for said zoning district shall supersede the Land Development Ordinance of the Township of Hamilton; and

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

**ORDINANCE**

No. **24-011**

**ORDINANCE ADOPTING THE MUNICIPAL BUILDING REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. (BLOCK 1922 LOTS 5 and 7)**

*Whereas* on February 20, 2024, during a public meeting duly noticed, the Township Council had the opportunity to listen to the presentation made to the Council and members of the public by CME Associates, who summarized the Plan and responded to any questions presented; and

*Whereas* also at its meeting on February 20, 2024, the Township Council adopted a resolution authorizing the referral of the Municipal Building Redevelopment Plan, Block 1922 Lots 5 and 7 to the Planning Board, for its consideration pursuant to N.J.S.A. 40A:12A-7(e); and

*Whereas* the Planning Board at its meeting on February 22, 2024, reviewed the attached Municipal Building Redevelopment Plan; and

*Whereas*, further, at its meeting on February 22, 2024, the Planning Board found that the Municipal Building Redevelopment Plan is consistent with the Master Plan pursuant to N.J.S.A. 40A:12A-7(e); and

*Whereas*, further, at its meeting on February 22, 2024, the Planning Board adopted a resolution and issued its report recommending the adoption by the Council of the Municipal Building Redevelopment Plan for the condemnation area in need of redevelopment (Block 1922 Lots 5 and 7) to guide the development of the Property pursuant to N.J.S.A. 40A:12A-7(e).

*Now, Therefore*, Be it Ordained by the Council of the Township of Hamilton, in the County of Mercer and State of New Jersey, that the Council accepts the report and recommendation of the Township Planning Board concerning the Municipal Building Redevelopment Plan for the area in need of redevelopment (Block 1922, Lots 5 and 7), and hereby adopts said Redevelopment Plan, which is attached hereto and hereby made a part of this ordinance.

*Be it Further Ordained* that the Township of Hamilton, pursuant to N.J.S.A. 40A:12A-7(b), hereby amends, and supersedes where specifically provided for therein, the Zoning Map of the Township of Hamilton in accordance with the terms of the Municipal Building Redevelopment Plan.

*Be It Further Ordained* that the Township of Hamilton, the owner of the Property, which comprise the area in need of redevelopment may make application to the Planning Board to construct any improvements contemplated by the Redevelopment Plan.

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

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

**ORDINANCE**

No. **24-011**

**ORDINANCE ADOPTING THE MUNICIPAL BUILDING REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. (BLOCK 1922 LOTS 5 and 7)**

This Ordinance shall become effective immediately upon final adoption and publication thereof according to law. Notwithstanding the provisions of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments hereof.

\_\_\_\_\_  
PRESIDENT

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

<b>RECORD OF VOTE</b>													
First Reading							Second Reading						
COUNCIL	AYE	NAY	NV	AB	ORD	SEC	COUNCIL	AYE	NAY	NV	AB	ORD	SEC
PASQUALE "PAT" PAPERIO, JR.	✓						PASQUALE "PAT" PAPERIO, JR.						
NANCY PHILLIPS	✓						NANCY PHILLIPS						
CHARLES F. WHALEN	✓				✓		CHARLES F. WHALEN						
RICHARD L. TIGHE, JR.	✓					✓	RICHARD L. TIGHE, JR.						
ANTHONY P. CARABELLI, JR.	✓						ANTHONY P. CARABELLI, JR.						
X - Indicates Vote    A.B. - Absent    N.V. - Not Voting    RES. - Moved    SEC. - Seconded													

REJECTED \_\_\_\_\_

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

\_\_\_\_\_  
DATE

APPROVED \_\_\_\_\_

RECONSIDERED BY COUNCIL \_\_\_\_\_    OVERRIDE VOTE    AYE \_\_\_\_\_    NAY \_\_\_\_\_

**EXPLANATION:**    Matter underlined thus in this legislation is new matter.  
Matter contained in brackets [thus] is to be omitted from the law.