

CONSTRUCTION OFFICE

ANNUAL REPORT

2024

INDEX

- I. PURPOSE / BASIC MISSION
- II. CONSTRUCTION PERMIT ACTIVITY & SUPPORTING DOCUMENTS
- III. LIST OF MAJOR COMPLETED PROJECTS
- IV. 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 buildings or structures to be erected along with alterations, renovations, rehabilitation, repairs, maintenance, removal, or demolition of buildings or structures already erected.

Division of Zoning Enforcement

2024 has been a transformative one for the Zoning Department, as we have new staff and new procedures set in place. We have successfully navigated complex zoning challenges, streamlined processes, and worked together with other departments as one, to make sure the township is in compliance with our ordinances.

As we close out another year, the Zoning Department reflects on a year of growth, collaboration, and significant progress in shaping the future of our community. We remain committed to upholding the integrity of our community by ensuring compliance with zoning laws and regulations. Throughout the year, we have worked diligently to address violations, educate property owners, and enforce codes fairly and consistently.

As we move forward, we remain focused on ensuring that our zoning department continues to practice responsible development, maintain community character, and support the long-term growth of our city. We are grateful for the continued support of our colleagues and look forward to building on this year's successes, and challenges in the years ahead.

I would like to take this opportunity to express my sincere gratitude to Fred Dumont, Vanessa Krispel and Richard Merger, for their unwavering support and guidance throughout the year. Their leadership and encouragement have been instrumental for me, in my growth and success within the Zoning Department. From offering valuable advice to providing opportunities for professional development, and their commitment to the residents of this town. I truly appreciate the trust they have placed in me and the continuous opportunities to contribute to the department's goals. Cannot wait to see what 2025 has in store.

Zoning Violations:

- A. Junk rubbish debris (201 SCF)
- B. High grass and weeds (374 SCF)
- C. Vehicles, Unused/parked illegally (62 SCF)
- D. Commercial property maintenance (50 SCF)
- E. Residential property maintenance (147 SCF)
- F. Dead trees, vegetation overgrowth (18 SCF)
- G. Lighting problems (1)
- H. Right of way hazards //
- I. Flood plain issues //
- J. Driveways without permits (42 SCF)
- K. Fences without permits (10 SCF)
- L. Boats and trailers (48 SCF)
- M. Commercial vehicle complaints (18 SCF)
- N. Residential business operation (50 SCF)
- O. Graffiti (7 SCF)
- P. Fowl (16 SCF)
- Q. Ice/snow removal //
- R. Sheds without permits (12 SCF)
- S. Signs //
- T. Non-compliant structures //
- U. Right to farm act complaints //

VIOLATION NOTICE

2024 Numbers:

A. Notices of Violations

Issued when property is not in compliance with township ordinances

- 1/1/2024 – current total **(195)**
- 166 violations have been abated and closed
- 24 of these are currently active in court

B. Number of summons issued from 1/1/2024 – current (105)

- Summons are issued after the re-inspection and property is still not in compliance.

C. Court cases from 1/1/2024 – current (113)

- If resident receives a summons, they are to appear at court on the date written on the summons.

- Failure to appear – 29
- Dismissed/abated cases – 60
- Total fines collected - \$7,500.00
- 24 court cases remain open as of 12/12/2024

D. Judgement orders 1/1/2024 – current (13)

- Judgement orders are issued for properties that are in extreme disrepair and will not comply. Issuing this will allow P.W. to clean the property up.

E. Number of SeeClickFixes 1/24/2024 – current (1,056)

- SeeClickFix is our main point of complaints. Residents submit questions, concerns and complaints. Site visits are scheduled when applicable. Status is provided to submitter.

F. OPRA's – (386)

- All Answered and closed.
- Respond accordingly and provide required documents.

Daily work:

1. Answer phone/emails accordingly.
2. See click fix complaints
 - a. Receive a complaint – analyze to assure it is ours. Schedule an initial inspection on magnet.
3. OPRA requests.
 - a. Respond and provide OPRA requests with anything needed.
4. Scheduling inspections for Rob, myself and Vince on Magnet.
5. Field inspections
 - a. Visit the properties we received complaints on and investigate if the complaint is present.
6. Residential and commercial property maintenance
 - a. High weeds and grass, junk rubbish and debris, general property maintenance.
7. Issuing Notices
 - a. Notices are issued after receiving a complaint, visiting that property and seeing the issue is present. These will give the resident a certain amount of days to comply.
8. Court hearings
 - a. Attend court every first and third Monday of the month. Meet with the prosecutors and come to an agreement on a disposition, meet with defendant and make sure they agree, go in front of judge. (If agreement has not been set forth, case will proceed to trial.)
9. Issue zoning verification letters
 - a. Draft zoning letters for permitted use on properties as requested.



TOWNSHIP OF HAMILTON

Court Procedure;

- ❖ NOV or summons will be issued for all violations in Housing by the appropriate inspectors.
- ❖ NOV will have a 7-day window to remedy the situation (given the severity) and if not, a summons will be sent by the initiating inspector.
- ❖ The summons and all/any backup information will then be given to Stacy.
- ❖ Stacy will then enter information to the 'ACTIVE COURT' excel spreadsheet on the desktop.
- ❖ Stacy will request the court docket a week prior to court.
- ❖ Once all files are pulled for court, all information is gathered and reviewed.
- ❖ Stacy will call each defendant prior to the court date to remind and inform them of the charges/penalty that will be discussed Monday.
- ❖ In final preparation, a 'Plea Agreement' will be prepared for every case. One will go to the prosecutor for approval and one stays in our file.

The day of court;

- ❖ Stacy will arrive 20/30 minutes prior to scheduled start at 1PM.
- ❖ Update court records and add appropriate information to court records.
- ❖ Review cases with prosecutor.
- ❖ Meet with defendants either in person or over zoom, the prosecutor oversees this entire process.
- ❖ Participate in hearing with Judge. Note down the final verdict, fines, etc.
- ❖ Distribute a 30 day letter for all non-compliant cases.

Post Court;

- ❖ Enter all dispositions in magnet with final court date, verdict and fines.
- ❖ Stacy will schedule a 30 day follow up inspection to review the non-compliant cases after 30 days to check for compliance.



TOWNSHIP OF HAMILTON

Zoning Procedure

- Receive complaint, via seeclickfix, phone, email etc.
 - First step – Zoning assistant is to add complaint to Magnet and schedule a compliance inspection. ALWAYS make sure in the details to add how we received the complaint. i.e, SCF, counter complaint, phone call.

- Zoning officer will then go to the property and evaluate if the property is in violation.
 - At this time, they are to take photos and update the results that are found, into magnet.

- If the complaint is visible, they will issue a “Notice of Violation” FROM THE INSPECTION. Stating the offense and abatement details (7-10 days) they will have to comply.

- Zoning officer will then email the assistant that the notice was done, so they can print the violation and mail it to the resident. At this time; assistant will schedule a follow up inspection for zoning officer.
- Upon follow up inspection, if the property is still not in compliance, the zoning officer will issue a summons. If property is in compliance, the case is switched to 'abated' and closed.

Zoning assistant will monitor SCF and magnet to assure everything is updated and accurately noted **daily**.

Once a summons is issued -

Zoning assistant, will enter summons SC # and initial court date into magnet under "Court Information"

They will put together a file, and gather as much discovery as possible (2 sets of photos if going for Judgement order or trial)

Zoning assistant will attend court, every first and third Monday of the month to present these cases.

The Friday before court, zoning assistant is to perform field inspections and go by each property that is set for court the upcoming Monday. This inspection is to confirm the progress that was made since court was set.

Zoning Assistant is to contact the residents that are to appear Monday, in hopes to come to an agreement before court, to make this go smoothly.

After each court appearance, a note should be entered into magnet stating the results of that hearing.

Keep track of dispositions to enter into magnet.

Abatement days (most common)

HG&W – 7 days

JRD – 7 days (possible 10 depending on severity)

Tree- 15 days

Bamboo – 15 days to at least contact a contractor for removal

Anything vehicle related – 5 days to remove

Graffiti – 7 days

Fence/shed/driveway – 7 days to obtain permit

FOWL – 10 days to get rid of chickens

Most violations can and should be abated within 1 week.

Proposed Court Fines

First offense - \$250

Second - \$500

Third and on \$1,000 & up

Anything with more than 1 offense, \$500 off the bat

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

Fred Dumont
Michael P. Cosma

Date: 12/04/2023
Re: Annual Report 2023

Zoning:

Fines paid : \$ 26,172.00
OPRA's : 233
Violations : 535
Complaints : numerous

Daily work performed:

- 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.
- 20) Magnate now used for violations, property owners.

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.

Rob Decillis is now assisting zoning with inspections, complaints, resolving issues by meeting resident on site, checking status of properties when I am in court for abatement. Sends all information to me daily, very appreciative to have Rob assisting zoning. With having Rob assisting zoning, we are covering more complaints daily. Not having to issue as many violations from the office with Rob leaving door hangers.

Working on cannabis currently and permitted sites for cultivation, manufacturing and retail. My knowledge of cannabis, such as the THC amounts that I must enforce have to advance on. Zoning does the investigation, illegal sales and consumption of such. FYI, I issue all zoning verification letters for sites that are a permitted use for cannabis.

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, pictures of violations for ordinance compliance.

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

Vioaltons 2023				
Date	Address	Owner	Violation	Status
1/3/2023	5 Acres Dr.	Zottman Julia	268-11e fence deteriorated	abated 609 414-3504
1/3/2023	2585 Nottingham Way	2595 Realty Corp. c/o Popeyes	268-11e fence deteriorated	Popeyes3995@gmail.com 609-abated
1/3/2023	1895 Arena Dr.	Tigre Rosa	268-11d auto on grass	abated
1/5/2023	69 Jonathan Dr.	Modzelewska Magdalena	268-11 shed	abated
1/5/2023	2200 S. Broad St.	Big A 2200 S. Broad St.	362 CPM	abated 201-655-1108
1/5/2023	1809 Klockner Rd.	George Sprenger	146-14 vacant prop. registration	abated 609-651-3728 609-586-0213
1/6/2023	58 Terrapin Dr.	Dowds Edward	268-11d auto on grass	abated
1/6/2023	Lida St. b-2294 l-7	Cardona Diego	550-74 buss. @ residence	732-605-3221 Lionel
1/6/2023	Hunt Ave. b-2382 l-1-6	Moss Martin	632-1 dead tree	609-424-8626
1/10/2023	235 Maddock Ave.	Charyk Henry/Kim	268-11 JRD	abated
1/11/2023	177 Paxson Ave.	Ken Harada	268-11 JRD	summons
1/11/2023	364 George Dye Rd.	Mindala Nicholas	268-11 JRD	abated
1/12/2023	77 Fitzrandolph Ave.	Fernandez-Rosario	550-114 fence	abated
1/12/2023	1110 Kuser Rd.	Leonardo Arias	550-74 buss. @	347-209-2812
1/12/2023	30 Fenwood Ave.	Mason Charles	550-312 g3 commercial vehicle	clerk handling
1/12/2023	114 Richland Ave.	Realtara LLC	550-74 animals 268 landlord rental	abated 609-577-0175
1/12/2023	161 Mer-Edinburg Rd.	Lloyd Edward	550-74 animals	abated
1/13/2023	1640 E. State St.	Bhayana Sanjay	268-11 JRD 550-313 trailer	609-389-5107 732-447-3935
1/17/2023	2535-2539 Nottingham Way	Walter Mazur	550-115b lights	abated
1/17/2023	2557-2559 Nottingham Way	Ohmshvani Mgmt. LLC	550-115b lights	abated
1/17/2023	1261 Hamilton Ave.	Swedo Walter	268-11 JRD	Abated
1/17/2023	Stafford Anna	9 Bigelow Rd.	550-312 g3 commercial vehicle	abated
1/18/2023	3752 Nottingham Way	New Testament Church	550-115b lights	abated
1/18/2023	2549 S Broad St.	ELL & ELL Inc.	362 CPM	
1/19/2023	161 Edinburg Rd.	Lloyd Edward	268-11 JRD	609-577-0175 abated
1/19/2023	1688-1711 Nottingham Way	Court @ Ham. Tax Dept	362 CPM	abated

1/19/2023	1688-1700 Nottingham Way	Court @ Ham. FNRP Realty	362 CPM	abated
1/20/2023	327 Randall Ave.	Meija Cindy	268-11 JRD	abated
1/23/2023	65 Patterson Ave.	Voacolo Prop. LLC	268-11 JRD	Joe 609-510-7521
1/24/2023	494 Kuser Rd.	Martin McDonald	268-11 JRD	abated
1/24/2023	189 Regina Ave.	Subramanian Shailesh	420-23B trash container	abated
1/24/2023	229 E Franklin St.	Daly Twanda	268-11 JRD	abated
1/24/2023	227 E Franklin St.	Parthasarathy & Santhanagopal	268-11 JRD	Abated
1/25/2023	161 Berg Ave.	Gloria's Properties LLC	550-74 buss. @ residence	609-213-2065
1/25/2023	138 Berg Ave.	Morales Efrain	550-74 buss. @	267-622-0664
1/25/2023	28 Berg Ave.	Patel Girish	550-74 buss. @	908-472-8002
1/25/2023	2585 Nottingham Way	Kayumi Khayer c/o AR Group LLC	268-11e fence deteriorated	609-414-3504
1/26/2023	136 Sheridan Rd.	Sandler Melissa	268-11 JRD	abated
1/26/2023	58 Youngs Rd.	Ottavi Construction	550-82 illegal use	973-634-8218 Octavi 609-658-
1/27/2023	15 Aqua Terrace	Salim Nassar	550-74 buss. @ residence	summons
1/30/2023	53 Zieglers Lane	Eldridge Donna/Steve	268-11 JRD, UMV, Pool	Abated
1/30/2023	1996 Greenwood Ave.	Gromek Janusz	550-77 illegal use	609-414-5614
1/31/2023	1700 Kuser Rd.	Walgreens	577-11 basin	Brian 267-273-
2/1/2023	38 Reed Ave.	Gonzalez Alba	550-74 buss. @ residence	not found
2/1/2023	217 Hollywood Dr.	Alicia Elsey	268-11 JRD	Abated
2/2/2023	2622 Kuser Rd.	Walter Korpusinski	146-10B vacant	demo permit in
2/2/2023	3278 Nottingham Way	Pacheco/Narvaez	268-11d auto on grass	abated
2/3/2023	222 Hollywood Dr.	Robert Laven	268-11 JRD	609-209-6354
2/6/2023	2826 Mer-Quakerbridge Rd.	Pak jung	268-11 JRD	abated
2/6/2023	28 Cannon Dr.	Bastaorour Mariam	268-11d auto on grass	Abated
2/7/2023	218 Berg Ave.	Sharikawi Nagi	362-1 dead trees	abated
2/7/2023	268 Lynwood Ave.	Szubert Jerzy	268-11 JRD	abated
2/7/2023	493 Whitehorse Ham. Sq. Rd.	Tonti Rich	435 Driveway	abated
2/8/2023	3752 Nottingham Way	New Testament Church	550-115b lights	abated
2/8/2023	99 Hillhurst Ave.	Sereni Roger	268-11c UMV	Abated
2/9/2023	243 Regina Ave.	Tindall Matthew	268-11 JRD	abated
2/9/2023	359 Connecticut Ave.	Vince Padalino	268-11 JRD	abated
2/13/2023	2018 S Broad St.	Sharikawi Nagi	268-11 JRD	abated
2/15/2023	9 Moffatt Ave.	City Hall Prop. LLC	268-11 JRD	abated

2/15/2023	Uncle Pete's Rd.	Joe Wright	550-74 buss. @ residence	abated
2/15/2023	511 State Hwy. 33	Speedway LLC	362 CPM	abated
2/16/2023	1287 Hamilton Ave.	Katz Shmuel	268-11 JRD	abated
2/16/2023	900 Arena Dr 7-Eleven	Store manager	362 CPM	610-324-8292
2/16/2023	900 Arena Dr 7-Eleven	Owner Irving TX	362 CPM	610-324-8292
2/16/2023	910 Norway Ave.	Luis Rivera	550-74 accessory use	zoinng board
2/21/2023	2902 S Broad St.	Villareira Jorge	268-11 JRD	Abated
2/21/2023	26 Homestead Ave.	Cajour Yves	268-11c UMV	Abated
2/22/2023	91 Marshall Ave.	Campos Maria	550-74 fowl	Abated
2/22/2023	2465 S Broad St.	IP Assoc. LLC	362 CPM	732-684-8188
2/22/2023	4360 S Broad St.	Deluxe Realty LLC	550-124 signage	917-215-4226
2/23/2023	203 Barricklo St.	Kugel Matt/Melissa	268-11 JRD	Abated
2/23/2023	1296 State Hwy 33	Trinetra Realty	362 CPM	Summons attorney Simon
2/23/2023	23 Alton Rd.	Burgos Juan	550-312 g3 commercial vehicle	Abated
2/23/2023	215 Woodlawn Ave.	Shamma Joe	268-11 JRD	abated
2/23/2023	213 Woodlawn Ave	Bennett Johnnie	268-11 JRD	abated
2/24/2023	202 Jeremiah Ave.	Pando Marlon	550-74 buss. @	917-292-0324
2/24/2023	137 Lafayette Ave.	Ellie Belly LLC	268-11c UMV JRD	240-516-9161
2/24/2023	147 Lafayette Ave.	Howard Ruby	268-11c UMV JRD	Abated
2/27/2023	960 Wh.-Mer.Rd. b-2158 I-10	OXY USA Inc. c/o Glenn Springs Hold	268-11 JRD	Jake Surowiecki 201-458-3410
2/28/2023	213 Hollywood Dr.	Joseph Wilda	268-11 JRD	Abated
2/28/2023	1 Zachary Lane	Eagle Rock Apts.	550-119 parking areas	working on 908-687-3200 Brandi 609-585-609-838-2085
3/1/2023	1905 State Hwy 33	Don Sayre	550-124 signage	Abated
3/1/2023	1111 State Hw 33	Dong & Zhang Corp.	550-124 signage	Abated
3/1/2023	1951 State Hwy 33	1951 Rt. 33 Co. LLC	550-124 signage	Abated
3/1/2023	2011 State Hwy 33	Ham. Ave. Assoc	550-124 signage	609-392-0092
3/1/2023	15 Aqua Terrace	Salim Nassar	268-11 JRd	201-469-7239
3/1/2023	27 Cannon Dr.	Angelo Nalbone	362-1 dead trees	tree removed
3/1/2023	143 Durand Ave.	Wang Shen Realty LLC	268-11 JRD	abated
3/1/2023	702 State Hwy 33	Capitol Quick Luber-Mercerville	550-124 signage	Abated
3/1/2023	661 State Hwy 33	222 Rt. 31 Assoc. LLC	550-124 signage	Abated
3/1/2023	670 State Hwy 33	Langfan Wm. Trustee	550-124 signage	Abated
3/2/2023	535 Miller Dr.	Lojano Guaman	550-74 buss. @ residence	Buss not found met owner
3/2/2023	22 Florister Dr.	Septak Tim/Carol	268-11 JRD	
3/3/2023	3551 Mer-Quakerbridge Rd.	3551 Diamond Realty	268-11 JRD	summons 609-865-3247
3/3/2023	172 Berg Ave.	Alvarez Melanie	550-74 buss. @	609-498-9670

3/3/2023	344 Berg Ave.	Cerdas-Garcia Julia	550-74 buss. @	267-269-3778
3/6/2023	332 Berg Ave.	Cerdas-Garcia Julia	550-74 buss. @	267-269-3778
3/7/2023	1522 Genesee St.	1522 Genesee St landlord	268-11e fence deteriorated	not removed
3/8/2023	14 Hollyhock Way	Delores Kelly	268-11 JRD	609-807-9092
3/9/2023	18 Winding Way	Delores Taylor	268-11 JRD	Abated
3/9/2023	15 Benton Rd.	Little Jeffrey	550-312 g3 commercial vehicle	Abated
3/9/2023	2563 Nottingham Way	Lambert Realty	268-11e fence deteriorated	Abated
3/9/2023	210 Main St.	Tenant	550-74 buss. @	Abated
3/9/2023	210 Main St.	Pinedo Victor Orlando	550-74 buss. @ residence	Abated
3/9/2023	2352 Liberty St.	Daniels Benjamin	435 sidewalks	Abated
3/10/2023	14 Valley View Rd.	Diego Mendez	268-11 JRD	Abated
3/13/2023	Society Hill b-2168 I-2	Society Hill II Condo	435 Driveway	new sidewalask to be installed
3/15/2023	330 Amherst Ave.	Peter Krawiec	268-11 HG&W	Abated
3/15/2023	625 E Howell St.	Rodriquez V	550-114 fence	Abated
3/20/2023	1681 S Olden Ave.	Potts James	268-11 JRD	Abated
3/21/2023	48 Charlotte Ave.	Teandler Paul Engel	362-1 dead trees	Abated
3/22/2023	1240 State Hwy 33	Northeastern Comm. Prop. LLC	362 CPM	Matt 856-630- 3494
3/22/2023	Sweetbriar Ave.	McDonald Helen	362-1 dead trees	PW work order
3/22/2023	433 Sweetbriar Ave.	Daniel Walker	268-11 JRd	609-789-8761
3/22/2023	615 Pacific Ave.	Fairlakes LLC	550-74 fowl	Abated A/C dept.
3/22/2023	615 Pacific Ave.	Fairlakes LLC	268-11d auto on grass	Abated
3/22/2023	110 Merrick Rd	Michael Lord	268-11 UMV, JRD	609-658-7833
3/22/2023	249 Merrick Rd.	Irene Lord	268-11 UMV, JRD	Working on
3/23/2023	143 Hillwood Ave.	Steckert Rob/Donna	268-11 JRD	Abated
3/23/2023	165 Carlisle Ave.	Robert Dunn	268-11 JRD	Abated
3/23/2023	2549 S Broad St.	ELL & ELL Inc.	577-11 basin	summons
3/23/2023	1605 Hamilton Ave.	1561 Hamilton Ave. LLC	550-74 illegal use	609-227-7247
3/23/2023	6 Libby Ct.	Barbera Jose	268-11d auto on grass	609-230-0780
3/23/2023	8 Libby Ct.	Dossous Louise & Lesly	268-11d auto on grass	609-331-7995
3/24/2023	Sawmill Rd.	Black Horse Realty LLC	550-113 swale	609-647-2031
3/24/2023	Sawmill Rd.	Leake Bridget D.	550-113 swale	609-259-1736
3/24/2023	Sawmill Rd.	Katz Elma Danch	550-113 swale	609-577-7364
3/24/2023	108 Old York Rd.	Dyapa Arjun	550-113 swale	Engineering working on.
3/24/2023	2601 Liberty St.	Ramirez-Moralez Carlos	550-74 fowl	A/C dept.
3/28/2023	3308-3310 S Broad St.	Syed Hussaini	550-74 accessory use	609-847-8865

3/29/2023	932 Cedar Lane	Piotr Weydmann	268-11 JRD	met with Fred on site
3/29/2023	1550 Sylvan Av.	Madalon F.	268-11 JRD	Abated
3/29/2023	65 Hovey Ave.	Baldassari J.	268-11 JRD	Abated
3/29/2023	67 Benson Ave.	Benso Assoc.	268-11 JRD	Abated
3/29/2023	1808 Sylvan Ave.	Forconi E.	268-11 JRD	Abated
3/29/2023	Patterson Ave.	1st Class Auto	268-11 JRD	Abated
3/29/2023	65 Patterson Ave.	Vacolo Properties	268-11 JRD	Abated
3/29/2023	Sylvan Ave.	Guas Edwin	268-11 JRD	Abated
3/29/2023	222 Graffam Ave.	RGK Properties	268-11 JRD	Abated
3/29/2023	215 Miami Ave.	Korchma R.	268-11 JRD	Abated
3/29/2023	225 Turnbull Ave.	MAC Properties	268-11 JRD	Abated
3/29/2023	1700 Sylvan Ave.	Volusia Ave. Partners	268-11 JRD	Abated
3/29/2023	154 Turnbull Ave	Rathlin LLC	268-11 JRD	Abated
3/29/2023	1538 S. Olden Ave.	Marrazzo Family	268-11 JRD	Abated
3/29/2023	1809 Sylvan Ave.	G & M NJ Real Estate LLC	268-11 JRD	Abated
3/30/2023	1710 Kuser Rd.	Reed Road Assoc.	153 smoking	HPD raid
4/3/2023	65 Elmont Rd.	Ahmed Saber	550-312 g3 commercial vehicle	717-577-7732
4/3/2023	136 N. Hamilton Ave.	Chuma Fredy	550-74 fowl	A/C dept.
4/4/2023	120 Manor Blvd.	Saint Vil Manigat	550-312 g3 commercial vehicle	Abated
4/4/2023	176 Caroline Ave.	Robert Anderson	362-1 prop. Main.	Abated
4/4/2023	136 Watson Ave.	Omar & Justin's Inc.	550-78 illegal use	Abated
4/5/2023	2 Cranford Rd.	Manfredo Peter	550-74 fowl	Abated
4/5/2023	50 N. Hamilton Ave.	Magyari Stephen	268-11 shed	Abated
4/5/2023	104 Garden Ave.	Smedley Joe	550-74 accessory use	summons
4/5/2023	150 Patterson Ave.	Waste Mgt. Company	311 Noise	met with company
4/5/2023	150 Patterson Ave.	Waste Mgt. owner	311 Noise	met with company
4/6/2023	404 Schiller Ave.	Rodriquez Lucrecia	268-11 JRD	Abated
4/6/2023	1721 Arena Dr.	Rodriquez Mariela	268-11d auto on grass	Abated
4/6/2023	327 Randall Ave.	Cindy Mejia	550-312 g3 commercial vehicle	609-997-8873
4/10/2023	112 Taft Ave.	Arcentales-Morque	550-312 g3 commercial vehicle	Abated
4/10/2023	1756 Greenwood Ave.	Chaves William	362 CPM	Abated
4/10/2023	17 Quakerbridge Plaza	BCI Quakerbridge Rd. c/o Poer & Co.	362 CPM	Abated
4/11/2023	3833 Nottingham Way	Mikhail Malak	435 Driveway	Applying for permit
4/11/2023	2217 S Olden Ave.	Dhriti Corp.	362 CPM	Abated
4/11/2023	332 Berg Ave.	Cerdas-Garcia Julia	550-74 buss. @ residence	Abated

4/11/2023	3484 Nottingham Way	Ureta Griselda	550-114 fence	Abated
4/12/2023	1605 Hamilton Ave.	1561 Hamilton Ave. LLC	254 graffiti	Abated
4/12/2023	1206 Deutz Ave.	Dawes Patrick	362-1 dead trees	
4/12/2023	24 Wolf Dr.	Manuel Ruiz	420-23 trash collection	732-766-1521
4/13/2023	25 Misty Pine Lane	Ron Hoffman	550-74 buss. @ residence	Abated
4/13/2023	1245 Nottingham Way	Dean Helen	268-11 JRD	Abated
4/13/2023	1401 State Hwy 33	Mulvan Michael	435 Driveway	Abated
4/13/2023	22 Wolf Dr.	Susan Dilts	420-23 trash collection	Abated
4/13/2023	853 Mer-Edinburg	Michele Stanciatta	268-11 HG&W shed	609-462-3252 summons
4/17/2023	93 Locust Ave.	McGinley Julianne	268-11 JRD	609-313-1620
4/17/2023	104 Irvington Place	Yenchik Joe/Cindy	362-2 tree limb	609-529-1287
4/17/2023	22 Wolf Dr.	Dilts Susan	420-23 trash collection	Abated
4/17/2023	793 Lalor St.	Anga Propeties	268-11 JRD	Abated
4/17/2023	1096-1110 State Hwy 33	Alba Group LLC	362-1 CPM	Abated
4/17/2023	840 State Hwy 33	Deerwood MPG LLC	362-1 CPM	Abated
4/17/2023	411 State Hwy 33	Parfait House Inc.	362-1 CPM	Abated
4/17/2023	811-825 Satte Hwy 33	Edessas Realty LLC	362-1 CPM	Abated
4/17/2023	200 State Hwy 33	ERB-RITTR-CVS	362-1 CPM	summons
4/17/2023	725-7331 State Hwy 33	Property Ventures LLC	362-1 CPM	Abated
4/17/2023	888 State Hwy 33	YUN World LLC	362-1 CPM	Abated
4/17/2023	910 State Hwy 33	Realty Income Corp.	362-1 CPM	Abated
4/17/2023	866 State Hwy 33	Man Fat LLC	362-1 CPM	Abated
4/17/2023	2022 Nottingham Way	Nott. Prop. LLC	362-1 CPM	Abated
4/17/2023	2603 Nottingham Way	Amer Mahmoud	362-1 CPM	Abated
4/17/2023	2021 Nottingham Way	St Mary Dev. LLC	362-1 CPM	Abated
4/17/2023	2265 State Hwy 33	Fonte Nicolo	362-1 CPM	Abated
4/17/2023	2222 State Hwy 33	LVL Enterprise LLC	362-1 CPM	Abated
4/18/2023	1688-1770 Nttingham Way	Court @ Ham. LLC	362-1 CPM	Abated
4/18/2023	2108 Nottingham Way	Karpf Richard	362-1 CPM	Abated
4/18/2023	1641 S Olden Ave.	RAI Realty mgmt.	268-11 JRD	Abated
4/18/2023	336 Lafayette Ave.	Czeinger Charles	268-11 UMV	609-638-5882
4/18/2023	450 State Hwy 33	BOA Mid Jersey	268-11 HG&W	Abated
4/19/2023	308 McClellan Ave.	Smith Ken/Norman	268-11e fence deteriorated	Abated
4/19/2023	30 Olszak Ct.	Wissa Aziz	550-74 buss. @ residence	609-540-4401
4/19/2023	2930 S Broad St.	BMS Holdings Inc.	268-11 JRD	609-585-6340
4/19/2023	21 Francis Ave.	Belyung Jacob	550-74 fowl	Abated
4/20/2023	1773 Greenwood Ave.	JMH Express Auto Repair LLC	362 CPM	Abated
4/24/2023	79 New Cedar lane	Gonzalez Victor	550-312 g3 commercial vehicle	Abated
4/24/2023	319 Wilson Ave.	Klie William	268-11 JRD	609-477-9743

4/24/2023	2201 S Broad St.	Big A 2200 S. Broad St.	362 CPM	summons
4/25/2023	15 Aqua Terrace	Salim Nassar	268-11 HG&W	summons
4/25/2023	276 White Horse Ave.	Cabrera Rafala	268-11d auto on grass	Abated
4/25/2023	52 Unwin Dr.	Paez Jorge	550-74 fowl	Abated
4/25/2023	71 Reed Ave.	Rivera Antonio	550-74 buss. @ residence	609-851-3239
4/25/2023	43 Kirby Ave.		550-74 buss. @ residence	609-349-0974
4/25/2023	242 Park Lane	Leon-Cadman	550-312 g3 commercial vehicle	609-526-0125
4/26/2023	54 Reed Ave.	Estevez Ricardo	550-312 g3 commercial vehicle	201-780-2534
4/26/2023	635 Arena Dr.	AASTHA Inv. LLC	268-11 HG&W	Abated
4/26/2023	Whatley Ave.	Evergreen @ Hamilton HOA	268-11 HG&W	Abated
4/26/2023	134 Bradford Ave.	Garcia Mirnaliz Pichardo & Nova	550-312 g3 commercial vehicle	646-418-863
4/27/2023	61 Pope Ave.	The Arc/Mercer Inc.	268-11 HG&W	
4/27/2023	Wh-Ham Sq Rd.	Ham. Senior Overlay Assoc. LLC	268-11 HG&W	201-414-3388 Mike Dolcki - Jose 732-535-3704 - Scott 551-337- 3285
4/27/2023	113 Armour Ave.	Rodriquez Maria	550-74 fowl	abated
5/1/2023	S Olden Ave. b-2243 I-11	Fallus Builders LLC	268-11 HG&W	abated
5/1/2023	1202 S Olden Ave.	Debracina Prop. LLC	268-11 HG&W	abated
5/1/2023	1216 S Olden Ave.	Fortune Builders LLC	268-11 HG&W	abated
5/2/2023	59 Stratton Dr.	Rafla Feby	268-11HG&W	abated
5/2/2023	55 Kenwood Terrace	Bianchi Russell	268-11 HG&W	abated
5/2/2023	9 Magnolia Lane	Rotondo John	268-11 HG&W	abated
5/2/2023	16 Ray Dwier Dr	Gallardo Aroch	550-74 buss. @ residence	abated
5/3/2023	2900 East State St.	Shakti Prop. LLC	577 storm water	abated
5/3/2023	805 Norway Ave.	Blain Marie	268-11d auto on grass	abated
5/3/2023	819 Norway Ave.	Swiderski Stanley	268-11d auto on grass	abated
5/3/2023	102 Colonial Ave.	Davis Wayne	268-11 HG&W	732-223-5243
5/3/2023	202 Kuser Rd.	Altenod Gynette	550-114 fence	abated
5/3/2023	2 Marksboro Way	Marga Gels	268-11 HG&W JRD	abated
5/3/2023	212 Laura Ave.	Glyptis Mark	268-11 shrubs	abated
5/4/2023	3 Soden Dr.	Bobles Mauricio	268-11 HG&W	abated
5/4/2023	2916 S Broad St.	ABT Vision LLC	268-11 HG&W	abated
5/4/2023	90 W Taylor Ave.	Olapade Olaekan	268-11 HG&W	abated
5/5/2023	114 White Horse Ave.	Lisa Ann Shaefer	268-11 HG&W	abated
5/5/2023	1901 Greenwood Ave.	Dollar Store LLC	362 CPM	845-639-1292
5/10/2023	26 Wittenborn Ave.	Rifkind Neil	268-11 HG&W	Abated
5/10/2023	522 Lafayette Ave.	Jorge Mainaya	435 Driveway	609-858-3054
5/10/2023	1102 Deutz Ave.	Saco Sasha	268-11 HG&W	Abated

5/10/2023	1021 Deutz Ave.	Landolfi JMR	268-11 HG&W	Abated
5/10/2023	2641 Nottingham Way	Montervino Joe	550-114 shrubs ROW	609-540-1785
5/10/2023	2635 Nottingham Way	Allen Roche	550-114 shrubs ROW	
5/10/2023	1201 State Hwy 33	Meadowbrook Realty LLC	362-1 CPM	new owner 860-614-6723
5/11/2023	100 N Johnston Ave.	Pennsville Gaetano	268-11 HG&W	abated
5/11/2023	71 Loomis Ave.	Mitchell Robert	268-11 HG&W	abated
5/11/2023	107 New Cedar Lane	Craddock Paul Kim	268-11 HG&W	abated
5/11/2023	511 State Hwy 33	G Petro Group LLC	362-1 CPM	abated
5/15/2023	102 Reed Ave.	Gonzalez Halberto	268-11 HG&W	abated
5/15/2023	1009 Lalor St	Vasquez Jesenia	268-11d auto on grass	abated
5/16/2023	961 Lalor St.	ROU LLC	268-11 HG&W	abated
5/16/2023	971 Lalor St.	FP Jewelry of Trento	268-11 HG&W	abated
5/16/2023	526 Lynwood Ave.	SSJ Land Dev. LLC	268-11 HG&W	PW work order
5/16/2023	71 Uncle Pete's Rd.	Deelon-Barrera	550-74 buss. @ residence	
5/17/2023	Adirondack Blvd.	Columbia Group LLC	362 CPM	908-205-0443
5/17/2023	50 Meredith Rd.	Bertolini Luis	362-1 bamboo	abated
5/17/2023	303 Wegner Ave.	Wood Alice	268-11d auto on grass	abated
5/17/2023	1955 Arena Dr.	Casiano Moises	268-11 HG&W	abated
5/18/2023	92 Taft Ave.	Cisneros Elizabeth	268-11 HG&W	abated
5/18/2023	259 Highland Ave.	Aversano Caroline	268-11 HG&W	abated
5/18/2023	176 Andrew St.	Carrera Vicente	550-312 g3 commercial vehicle	abated
5/19/2023	6 Terry Ct.	Delanco Partnership Group LLC	268-11 HG&W	abated
5/19/2023	65-75 Central Ave.	Double M Promotions LLC	268-11 HG&W	PW work order
5/19/2023	706 YDV-Ham Sq Rd.	Elias Patricia	268-11 HG&W	Abated
5/22/2023	2216 Greenwood Ave.	EJIm Theophilus Uzoamaka	268-11 HG&W	Abated
5/22/2023	597 Groveville Allentown Rd.	Harvey Clifford	268-11 JRD	609-462-1707
5/22/2023	593 Groveville Allentown Rd.	Babyak Orest	268-11 JRD	609-658-1191
5/22/2023	1247 Nottingham Way	Palaez Jorge	550-74 buss. @ residence	not found
5/23/2023	201 Randall Ave.	Molin Elliott	268-11 JRD	Abated
5/23/2023	State Hwy 33 b-1959 I-1-2	JON-GUL Enterprises	362-1 CPM	609-468-6440
5/24/2023	Norway Ave. b-1896 I-5.01	Gonzalez Marco	268-11 HG&W	Abated
5/24/2023	Norway Ave. b-1896 I-5.03	Matvic Investments LLC	268-11 HG&W	Abated
5/24/2023	156 Flock Rd.	Hunt Raymond	550-312 g3 commercial vehicle	Abated

5/24/2023	1420 Chambers St.	1420 Chambers St LLC	268-11 HG&W	Abated
5/24/2023	20 Mercer St.	Savannah Prop. LLC	268-11 HG&W	Abated
5/25/2023	500 YDV-Ham Sq Rd	Enourato Len	362-1 CPM	609-581-8290
5/25/2023	510 YDV-Ham Sq Rd	Mardasa-Yahya	362-1 CPM	484-787-9759
5/25/2023	520 YDV-Ham Sq Rd	Morales Ricardo	362-1 CPM	
5/25/2023	1420 Chambers St.	1420 Chambers St LLC	550-114 fence	Zevi 570-239-4390
5/25/2023	2402 Nottingham Way	2402 Nottingham LLC	268-11 HG&W	Abated
5/25/2023	65 New Colony Dr.	Chadnicek John	362-1 CPM	609-587-7791
5/25/2023	339 Wilson Ave.	Lisa Price	268-11 JRD	summons
5/25/2023	341 Wilson Ave	Stephanie Price	268-11 JRD	summons
5/25/2023	50 Vetterlien Dr.	Serge Temis	268-11 HG&W	abated
5/30/2023	31 Albemarle Dr.	Brewer Kath/Doctor	268-11 HG&W	abated
5/30/2023	541 State Hwy 33	Hamilton Drive Buy LLC c/o Palacci	268-11 HG&W	abated
5/30/2023	41 Henry St.	Acevedo Iris, Dubon Maranllely	268-11 JRD	abated
5/31/2023	Deutz Ave. b-2185 I-42	Teevee LLC	268-11 HG&W	PW work order
5/31/2023	222 Lafayette Ave.	2 Lafayette Ave. LLC	268-11 HG&W	abated
6/1/2023	94 Terrill Ave.	Urban Anelia	268-11 HG&W	abated
6/1/2023	100 Redwood Ave	Shultis Charles	268-11 HG&W	abated
6/1/2023	2000 S Broad St.	Quadian LLC	268-11 HG&W	abated
6/1/2023	21 Magnolia Lane	Gonzalez N A CG	268-11e fence deteriorated	609-498-9570
6/1/2023	46 Longwood Dr.	Verrinder Robert & Suzette	550-312 O1 (d)	609-947-1851
6/5/2023	31 Monroe Dr.	Murphy Raymond	550-114 fence	Abated
6/5/2023	225 Woodlawn Ave.	My Stpe LLC	268-11 JRD	Abated
6/6/2023	861 Sloan Ave Congoleum	Mabchester -270 Dev. Inc.	362 CPM	Abated
6/6/2023	71 Caroline Ave.	Weddernurn Reinldo	268-11d auto on grass	Abated
6/6/2023	214 Harcourt Dr.	Lopez Daniels	268-11 HG&W	Abated
6/6/2023	33 Barricklo Ave.	Kikchi Kyoko	268-11 HG&W	Abated
6/6/2023	301 Parkinson Ave.	Sigma Ransom	268-11 JRD	Abated
6/6/2023	72 Longwood Dr.	Fletcher rob/Laura	550-312 O (a-f) RV camper	Abated
6/7/2023	16 Maguire Rd.	DiBenedetto Don	268-11 HG&W	Abated
6/7/2023	125 Lenox Ave	Wood Fay	268-11 HG&W	Abated
6/7/2023	62 State Hwy 156	Daileda Connor	268-11 HG&W	
6/7/2023	306 Finley Ave.	Best Melanie	268-11 HG&W	Abated
6/8/2023	Villa Ave b2683 I-30	Agins,Laurenti, Winarski	268-11 HG&W	Abated
6/8/2023	1701 S Broad St.	Virgin St. Shenouda St Thomas Coptic	268-11 HG&W	Abated

6/8/2023	857 Johnston Ave.	Wood Helen & Jane	268-11 HG&W	Abated
6/15/2023	54 N Johnston Ave.	Archipelago Condo.	268-11 HG&W	Abated
6/15/2023	Parkinson Ave.	Kelley Art/Marie	268-11 HG&W	Abated
6/15/2023	2465 S Broad St.	IP Assoc. LLC	362-1 CPM	Abated
6/16/2023	618 E Howell St.	Metelus Judson	268-11 HG&W	Abated
6/16/2023	102 Vincent Ave.	Nancy Zamboni	268-11 HG&W	Abated
6/16/2023	868 Klockner Ave.	Rommell Joe	268-11 JRD	Abated
6/16/2023	1143 Hughes Dr.	Gault Charles	268-11 HG&W	Abated
6/16/2023	309 Shady Lane	Casteneda Edson	362-2 shrubs	609-947-8452
6/16/2023	7 Shackmaxon Dr.	Sinkbeil Ralph	550-114 fence	Abated fence
6/19/2023	1009 Lalor St.	Vasquez Jesenia	268-11d auto on grass	abated
6/22/2023	42 Falmouth Rd.	Jeffrey Fink	268-11 vegetation	abated
6/22/2023	14 Evans Ave.	Pouriet L J	268-11 JRD	abated
6/23/2023	979 Lalor St.	Arguerta Guadalupe	268-11d auto on grass	abated
6/23/2023	101 Parker Place	Rivera Sheyla	550-312 g3 commercial vehicle	abated
6/23/2023	572 Ridge Ave.	Leverage Realty LLC	268-11 JRD, HG&W	abated
6/23/2023	246 Bunting Ave.	CKM Prop. Mgmt.	268-11 HG&W	abated
6/23/2023	32 Marshall Ave.	Durkee Clyde	362-1 CPM	abated
6/23/2023	10 Pheasant Lane	Loop thomas Shrewsbury	268-11 HG&W	abated
6/23/2023	67 Gerard Rd.	Bastedo Skylar	268-11 HG&W	abated
6/26/2023	8 Filed Ave.	United Family 2020 LLC	268-11 HG&W	abated
6/27/2023	D'Amico Ave. b- 1912 I-21	Karalis Enterprises	268-11 HG&W	abated
6/27/2023	109 Irvington Ave.	Bloodgood Ashley	362-1 bamboo	abated
6/27/2023	231 Woodlawn Ave.	Chihadeh Nabeel	268-11 JRD	abated
6/28/2023	216 Eleanor Ave.	William Letts	268-11 JRD	abated
6/28/2023	22 Wickom Ave	Nemeth Bryan	550-312 g3 commercial vehicle	abated
6/28/2023	Hewitt Ave.	St Josephats UK	268-11 JRD	609-227-9089
6/29/2023	179 White Horse Ave.	Lazo Jose Bolivar	268-11d auto on grass	abated
6/29/2023	310 White Horse Ave.	HL Formal World & Sports LLC	268-11d auto on grass	abated
6/29/2023	215 Field Ave.	Morales Orlando	550-312 g3 commercial vehicle	abated
6/29/2023	100 Redwood Ave	Shultis Charles	268-11d auto on grass	abated
6/29/2023	3916 S Clinotn Ave.	Gallagher Dan	268-11d auto on grass	abated
6/30/2023	24 Wickom Ave.	Abedallah Mariana	550-312 g3 commercial vehicle	abated
6/30/2023	89 Mer-Edinburg Rd.	Joseph Franclet	550-74 buss. @ residence	abated
7/5/2023	177 Paxson Ave.	Ken Harada	268-11 JRD	abated
7/5/2023	225 Richland Ave.	Tores Edwin	550-312 g3 commercial vehicle	abated
7/6/2023	106 Corson Ave.	Stives Rob/Jenne	268-11 JRD	609-712-0165
7/6/2023	536 Rutgers Ave.	Halcak robert	268-11 HG&W	Abated

7/6/2023	1306 Elizabeth Ave.	Simmons Jarek	268-11 HG&W	Abated
7/6/2023	249 State Hwy 33	Merverille Equities LLC	362 CPM	Abated
7/6/2023	750 Independence Ave.	Lema Averalo	550-74 shed, 268-11 JRD	609-635-1486
7/7/2023	25 Valley View Rd.	Laitys Edward	550-312 camper	
7/7/2023	457 Whitehead Rd.	Kao Victor	550-74 buss. @ residence	609-785-1609
7/10/2023	12 Sanbert Circle	Sinibaldi Maria	268-11 HG&W	609-462-7048
7/10/2023	479 Wh.ham Sq. Rd.	McNight Dan	268-11 HG&W	abated
7/10/2023	236 Lillian Ave.	George Bartlett	268-11 HG&W	abated
7/11/2023	770 State Hwy 33	770 Hamilton Realty LLC Boston Market	268-11 HG&W	abated
7/11/2023	13 Runyon Dr.	Millburn Legacy LLC	268-11 HG&W vacant prop.	abated
7/11/2023	2467 S Broad St.	2467 S Broad St. LLC	362-1 CPM	abated
7/11/2023	1701 Hamilton Ave.	Oboriken LLC	362-1 CPM	abated
7/12/2023	59 Maple Shade Ave. E	Pierson Janelle	550-312 camper	abated
7/12/2023	203 Kuser Rd.	Gbeyi Mike	268-11d auto on grass	abated
7/13/2023	116 Overlook Ave.	RAZ General Holdings LLC	268-11 JRD	abated
7/13/2023	45 Barricklo St.	Ahmed Faten	268-11 HG&W	abated
7/14/2023	2130-2134 S Broad St. Dolalr General	Mastro Simone Properties LLC	362 CPM	summons
7/14/2023	124 Briner Lane	Seabridge Scott	268-11 HG&W	abated
7/18/2023	35 Bozarth Ct.	Kuti John	268-11 JRD	abated
7/18/2023	1396 Harcourt Dr.	Mary Arnold	435 sidewalks	abated
7/19/2023	1102 Deutz Ave.	Chateau Apartments LLc	268-11 HG&W	abated
7/19/2023	419 Lalor St.	419 Lalor St. LLC	268-11 HG&W	abated
7/19/2023	1018 Deutz Ave	M & G Prop. LLC	268-11 JRD	abated
7/19/2023	30 Boxwood Ave.	Ramutkowski P.	268-11 JRD	abated
7/19/2023	236 Bunting Ave	Symonowicz Peter	268-11 HG&W	abated
7/19/2023	59 Sandalwood Ave.	Gary Krieg	550-74 buss. @ residence	abated
7/19/2023	10 Vetterlein Ave.	Robert Selmon	268-11 UMV	abated
7/19/2023	205 Basin Ave.	Chaddia Manish	268-11 JRD	abated
7/19/2023	87 Basin Rd.	Papiez Robert	550-312 g3 commercial vehicle	abated
7/19/2023	54 Rutgers Ave	Windsor Builders LLC	268-11 HG&W	abated
7/19/2023	330 Amherst Ave.	Peter Krawiec	268-11 HG&W	abated
7/19/2023	2902 S Broad St.	Villareira Jorge	550-74 fowl	abated
7/19/2023	76 Hauser Ave.	Pierre-Louis Pomone	268-11 JRD	abated
7/19/2023	3264 S Broad St.	Seube Beth	268-11 HG&W	abated

7/19/2023	827 Lida St.	Padalino Vince	550-74 buss. @ residence	abated
7/19/2023	241 Berg Ave.	Major John/Aletha	268-11 HG&W JRD	abated
7/19/2023	Erkkoboni Quinto & Vito	1700 Chambers St.	550-161 auto mechanic	summons
7/19/2023	159 Eaton Ave.	Michael Lubosco	268-11 JRD	Abated
7/20/2023	217 Jeremiah Ave.	YMYG LLC	268-11d auto on grass	Abated
7/20/2023	1 Clover Ave.	Fountleroy Elizabeth	268-11 HG&W JRD UMW dwelling	Abated
7/24/2023	Agnes Quick	822 Wh-Mer Rd.	268-11 HG&W	Abated
7/24/2023	3048 S Broad St.	FS Broad St. Inv. LLC	268-11 JRD	Abated
7/24/2023	54 Mae Dr.	Muller/Ritchie	268-11 JRD	Abated
7/25/2023	332 Lafayette Ave	Dennis Conk	268-11 JRD	Abated
7/25/2023	600 Cabot Dr.	Evox Nj Hamilton Cabot LLC c/o Ryan	362 CPM	Abated
7/25/2023	5 Aqua Terrace	Posewa Greg/Natalia	362-1 dead trees	summons
7/26/2023	306 Lillian Ave.	Gonzalez Leonardo	268-11 HG&W	Abated
7/26/2023	2 Cranbrook Rd.	Manfredo Peter	420 Trash collection	abated
7/26/2023	1 Gla-Dean Ct.	Rubin Peter	268-11 JRd	abated
7/26/2023	62 State Hwy 156	Daileda Connor	268-11 HG&W	abated
7/26/2023	31 Tantum Dr.	Toutant Charles	268-11 Dwelling	abated
7/27/2023	4 Hempstead Rd.	Concepcion Yestel	268-11d auto on grass	abated
7/27/2023	8 Joan Terrace	Muhammad Danielle	550-312 g3 commercial vehicle	609-414-9463
7/27/2023	1727 Roberts Ave.	Hamid Syed	268-11 JRD	
7/27/2023	18 Claridge Dr.	Andrew Surtz	550-74 shed no permit	abated
7/27/2023	18 Claridge Dr.	Surtz Andrew	550-74 accessory use	abated
7/27/2023	1781 East State St.	Dawarzi Tofan	362 CPM	abated
7/27/2023	2 Elmwood Ave	EMJ Hamilton Properties LLC	362 CPM	abated
7/28/2023	Hunt Ave. b-2264 l,3,4,5,6	Garcia Omar & Oney	268-11 JRD	abated
7/28/2023	86 Mark Twain Dr.	John Annasenz	268-11 JRD	609-577-6482
7/28/2023	77 W Taylor Ave.	Gregoire Lissa	268-11 JRD UMW	abated
7/28/2023	12 Adella Ave.	Nagy Sharkawi	268-11 HGH&W	abated
8/1/2023	10 Pheasant Lane	Loop thomas Shrewsbury	268-11 HG&W	abated
8/1/2023	30 Ziglers Lane	Malcolm Harwood	268-11 HG&W	abated
8/1/2023	20 Stockton St.	Flodmanad Arlene	362-1 dead trees	609-915-3801
8/1/2023	1 Charlotte Ave.	485 Chestnut LLC	268-11 HG&W	rental zoning handled
8/1/2023	1855 Arena Dr.	Sage Home Inv. LLC	268-11 HG&W	abated
8/2/2023	605 Berg Ave.	Argo Arrington	268-11 HG&W	abated
8/3/2023	320 Lida St.	Moya Jose	550-312 g3 commercial vehicle	abated

8/3/2023	3525 Mer-Quakerbridge Rd	IBIS Realty LLC	362 CPM	abated
8/3/2023	1811 Spruce St.	Charles Applegate	268-11 HG&W	abated
8/4/2023	36 Rockhill Ave.	Vandertun Theresa	268-11 JRD	abated
8/4/2023	30 Colson St.	Possert Peter & Donna	362-1 bamboo	abated
8/4/2023	211 Clover Ave.	Maza & Niola	550-115 lights	abated
8/7/2023	305 Wilfred Ave.	Singh Rajesh	550-312 g3 commercial vehicle	abated
8/7/2023	28 Lily St.	Rice Group LLC	550-74 illegal use	646-509-9029
8/8/2023	13 Setter Way	Hawrylak Evelyn	268-11 JRD	609-947-2124
8/8/2023	3212 S Broad St.	Akshardham Realty	550-124 signage	removed banners
8/8/2023	996 S Olden Ave.	Vanaman Gary	362 CPM	
8/8/2023	25-45 George Dye Rd.	Plaza 63 LLC	362 CPM	abated
8/10/2023	5 San Fernando	Tortorelli Sally	268-11 JRD	abated
8/10/2023	84 Cooney Ave.	Burton James	268-11 HG&W	609-306-5990 abated
8/10/2023	17 Sunset Blvd.	Selmon Jeff	268-11 HG&W	abated
8/10/2023	314 Johnston Ave	Cardona Bob Joe Bill	268-11 HG&W	abated
8/10/2023	308 Johnston Ave	Jaen-Denis	268-11 HG&W	abated
8/10/2023	54 Hempstead Rd.	Van Reeth Mark	268-11 JRD	abated
8/14/2023	130 Stevenson Ave.	John Andrews	317-3 nuisance water drainage	609-586-6506
8/14/2023	94 Terrill Ave.	Urban Anelia c/o Diane Skwarek	268-11 HG&W	abated
8/14/2023	127 Morton Ave.	The Tiki Series IV Trust	550-124 fence no permit	abated
8/15/2023	1142 Nottingham Way	Santiago Emilia	268-11 housing	abated
8/15/2023	56 Meredith Rd.	Torres Tina	268-11d auto on grass	abated
8/16/2023	56 Fetter Ave.	Azzaro Nick	268-11d auto on grass	abated
8/16/2023	223 Sewell Ave.	John James	268-11 HG&W	
8/17/2023	714 E Brown St.	Harry Peles	268-11 Unused vehicles JRD	Abated
8/17/2023	693 KlocknerAve.	693 Klockner LLC	268-11 HG&W	Abated
8/17/2023	122 Julia Ave.	AboukouraSherif	435 sidewalks	Abated
8/17/2023	311 Thropp Ave.	Johnson Evelyn	268-11 JRD dead tree	Abated
8/18/2023	141 McClellan Ave.	Cantarero-Lopez	550-74 buss. @ residence	Abated
8/21/2023	38 Rockhill Ave.	Connell Terri	268-11 JRD	Abated
8/21/2023	2821 S Broad St	Rivera Ismail	550-312 trailers	Abated
8/22/2023	2231 Liberty St.	Sagastume Cadena	268-11 UMV HG&W	Abated
8/23/2023	2850 Nottingham Way	Kenny John	268-11d auto on grass	abated
8/24/2023	531 Redfern St.	Page Frankie & Tonya	550-312 g3 commercial vehicle	609-450-0487
8/25/2023	235 Churchill Ave.	Cash Megan	268-11 vegetation	working on

8/26/2023	22 Fogarty Dr.	Burlaga John	268-11 JRD	Abated
8/22/2023	362 George Dye.	Sadley Dorothy	268-11 HG&W	abated
8/23/2023	248 California Ave.	Rizziello Ralph	268-11d auto on grass	abated
8/23/2023	113 Parker Place	Pecarsky Ron/Rose	268-11 JRD	abated
8/25/2023	116 Stevenson Ave.	David Paquette	268-11 JRD	abated
8/25/2023	627 Schiller Ave.	ZIF Properties LLC	268-11 HG&W	abated
8/29/2023	Liberty St/Tindall Ave	J3K Family Inv. LLC	268-11 HG&W	rental zoning handled
8/29/2023	109 Dickinson Ave.	Estrada Julio	268-11 JRD	Abated
8/29/2023	2434 Liberty St.	Morales Roman	268-11 HG&W	Abated
8/31/2023	15 Hirth Rd	Magnet issued	268-11 HG&W	Abated
9/5/2023	37 Collins Rd.	NG Richard	420-23 trash collection	Abated
9/5/2023	301 Parkinson Ave.	Ransom Signa Y	362-1 CPM	Abated
9/5/2023	67 Brook Lane	Tandy Jennifer	268-11 HG&W	Abated
9/7/2023	116 Fifth Ave.	Garey Joe	362-1 CPM	Abated
9/7/2023	52 Colson St.	Pelke Marsha	362-1 CPM	Abated
9/7/2023	1488 Kuser Rd.	Birch James	550-312 camper	Abated
9/7/2023	406 Leuckel Ave.	Kavanaugh James	362-1 CPM	Abated
9/12/2023	10 Mofatt Ave.	Williams Pierre	362-1 CPM	Abated
9/12/2023	12 Adella Ave.	Nagy Sharkawi	362-1 CPM	Abated
9/12/2023	412 Paxson Ave.	Priyanka Patel	362-1 CPM	Abated
9/12/2023	127 Norway Ave.	Ambresena Cherlee	550-114 fence	Ray 609-635- 1054 Abated
9/12/2023	58 Falmouth Rd.	Fox Theresa	362-1 CPM	Abated
9/12/2023	62 Falmouth Rd	Ruch Alex & Caroline	362-1 CPM	Abated
9/13/2023	1824 S Broad St.	Carvale Karen	362-1 CPM	609-393-2053
9/13/2023	2241 Kuser Rd.	Foldetta Frank	268-11d auto on grass	Abated
9/13/2023	23 Surrey Dr.	Starkey William	362-1 CPM	Abated
9/13/2023	1603 East State St.	Sandy Almonte	550-312 illegal use	Abated
9/18/2023	335 Edward Ave.	Ortiz Catalina	550-74 fowl	Abated
9/18/2023	17 Terrill Ave.	Sundmacher Wayne	550-74 fowl	Abated
9/18/2023	446 Gropp Ave.	Ditech Financial LLC	550-74 fowl	Abated
9/19/2023	2850 Nottingham Way	Okpara Anuri	268-11d auto on grass	Abated
9/19/2023	80 Kino Blvd.	Jasmit Singh	550-312 g3 commercial vehicle	Abated
9/20/2023	138 Emeline Ave.	Carmen Martinez	362-1 CPM	not found
9/20/2023	595 Flock Rd.	Petricek Gail	362-1 CPM	Abated
9/20/2023	1951 Rt 33	1951 Rt 33 LLC	362-1 CPM	718-612-1034
9/20/2023	35 Kristin Way	Flango William	362-1 CPM	Abatwed
9/21/2023	460 Klockner Ave.	Mojibor Rahman	362-1 CPM	Abated
9/21/2023	113 New Cedar Lane	Zayas Damaris	362-1 CPM	Abated
9/27/2023	122 D'Arcy Ave.	D'Arcys Home LLC	362-1 CPM	Abated
9/27/2023	126 D'Arcy Ave.	Mercer County Portofolio LLC	362-1 CPM	Abated
9/27/2023	235 Park Lane	New Bond Discount LLC	362-1 CPM	Abated

9/27/2023	423 Atlantic Ave.	4 Highpoint LLC	362-1 CPM	Abated
		Evangelitic Fellow		609-532-8072
9/28/2023	1152 Nottingham Way	House of Prayer	362-1 CPM	Shay
10/2/2023	96 Jonathan Dr.	Germann James	362-1 CPM	Abated
10/2/2023	2050 Klockner Rd.	Ross Michael	362-1 CPM	Abated
10/5/2023	600 Horizon Blvd.	Mack Cali Horizon	550-81 illegal use	Abated
10/5/2023	325 Sloan Ave.	EPT Hamilton Inc.	550-78 illegal use	Abated
10/5/2023	173 Thropp Ave.	Costello Carol	268-11 JRD	working on
10/5/2023	47 Weston Ave	Corbin Andrew	268-11d auto on grass	609-713-4634
10/10/2023	701 Arena Dr.	Cleo Kelley	362-1 CPM	Cut R.O.W
10/10/2023	264 Watson Ave.	Christine Scott	362-1 CPM	Abated
10/10/2023	232 Watson Ave.	Miguel Donis	362-1 CPM	Abated
10/10/2023	1265 Nottingham Way	SSS 786 Holdings LLC	362-1 CPM	handled
10/11/2023	136 Sheridan Rd.	McDonough Brian	362-1 CPM	Abated
10/16/2023	124 Briner Lane	Seabridge Scott	362-1 CPM	Abated
10/16/2023	79 Acres Dr.	Collins Cynthia	268-11 HG&W	Abated
	State Hwy 33 b-1817 I-			
10/16/2023	7, 8	Robert Gould	362-1 CPM	609-575-7077
10/17/2023	78 W Taylor Ave.	Portela Jose	550-312 camper	Abated
			550-312 g3 commercial vehicle	rental zoning handled
10/17/2023	403 Samuel St.	Jay Gee Realty		
10/17/2023	110 Alfred ave.	David Loreucci	362-1 CPM	Abated
10/17/2023	65 Patterson Ave.	Paul McCormick	362-1 CPM	Abated
				not cut bushes here
10/19/2023	57 Limewood Rd.	Ruggles Jenifer	362-1 CPM	
10/24/2023	1215 Hamilton Ave.	Ibrahim Majda	550-312 illegal use	609-325-7589
				rental zoning handled
10/25/2023	153 Knapp Ave.	Kanpp St. LLC	362-1 CPM	
10/26/2023	1247 Cedar Lane	Armbruster Petar	362-1 CPM	Abated
10/30/2023	341 Wilson Ave	Stephanie Price	362-1 CPM	summon
10/30/2023	1132 Chambers St.	Pristine Realty LLC	362-1 CPM	Abated
10/30/2023	1132 Chambers St.	Creighton Prop.	362-1 CPM	Abated
10/30/2023	131 Morgan Ave.	resident	268-11 UMV	609-847-9263
10/31/2023	166 Applegate Dr.	Simone Kim	550-312 illegal use	POD removed
10/31/2023	24 Amsterdam Rd.	Acton Joseph	362 unused vehicles	609-731-8824
11/1/2023	15 Zieglers Lane	Faunce James	362-1 CPM	working on
11/2/2023	56 Lafayette Ave.	Nemchik Gregory	362-1 CPM	609-393-5885
11/9/2023	711 E Brown St.	Lidia Pego-Ordonez	362-1 CPM	848-342-4927
11/16/2023	297 Evelyn Ave.	Kevin Arias	268-11 UMV	
11/28/2023	26 Wert Ave.	Wycoff Roberta	362-1 CPM	609-577-0496
		The Porada Realty Trust		
11/28/2023	135 Jarvie Dr.		362-1 CPM	
11/28/2023	625 E Park Ave.	Cowling Jerolean	362-1 CPM	
			550-312 g3 commercial vehicle	
11/30/2023	30 Fenwood Ave.	Mason Charles		
11/30/2023	711 Hobart Ave.	Horvath Susan	268-11d auto on grass	

12/4/2023	222 Hollywood Dr.	Laven Robert	268-11 JRD	
		Chateau Apartments		
12/4/2023	217 Hollywood Dr.	LLC	268-11 UMV	
12/4/2023	216 Hollywood Dr.	King Chris, Dawn	268-11 JRD	
12/4/2023	214 Hollywood Dr.	Shorr George	268-11 JRD	

Vioaltons 2023				
Date	Address	Owner	Violation	Status
1/3/2023	5 Acres Dr.	Zottman Julia	268-11e fence deteriorated	abated
1/3/2023	2585 Nottingham Way	2595 Realty Corp. c/o Popeyes	268-11e fence deteriorated	609 414-3504 Popeyes3995@gmail.com 609-
1/3/2023	1895 Arena Dr.	Tigre Rosa	268-11d auto on grass	abated
1/5/2023	69 Jonathan Dr.	Modzelewska Magdalena	268-11 shed	abated
1/5/2023	2200 S. Broad St.	Big A 2200 S. Broad St.	362 CPM	abated 201-655-1108
1/5/2023	1809 Klockner Rd.	George Sprenger	146-14 vacant prop. registration	abated 609-651-3728 609-586-0213
1/6/2023	58 Terrapin Dr.	Dowds Edward	268-11d auto on grass	abated
1/6/2023	Lida St. b-2294 I-7	Cardona Diego	550-74 buss. @ residence	732-605-3221 Lionel
1/6/2023	Hunt Ave. b-2382 I-1-6	Moss Martin	632-1 dead tree	609-424-8626
1/10/2023	235 Maddock Ave.	Charyk Henry/Kim	268-11 JRD	abated
1/11/2023	177 Paxson Ave.	Ken Harada	268-11 JRD	
1/11/2023	364 George Dye Rd.	Mindala Nicholas	268-11 JRD	abated
1/12/2023	77 Fitzrandolph Ave.	Fernandez-Rosario	550-114 fence	abated
1/12/2023	1110 Kuser Rd.	Leonardo Arias	550-74 buss. @ residence	347-209-2812
1/12/2023	30 Fenwood Ave.	Mason Charles	550-312 g3 commercial vehicle	clerk handling
1/12/2023	114 Richland Ave.	Realtara LLC	550-74 animals 268 landlord rental	abated
1/12/2023	161 Mer-Edinburg Rd.	Lloyd Edward	550-74 animals	609-577-0175 abated
1/13/2023	1640 E. State St.	Bhayana Sanjay	268-11 JRD 550-313 tralier	609-389-5107 732-447-3935
1/17/2023	2535-2539 Nottingham Way	Walter Mazur	550-115b lights	abated
1/17/2023	2557-2559 Nottingham Way	Ohmshvani Mgmt. LLC	550-115b lights	abated
1/17/2023	1261 Hamilton Ave.	Swedo Walter	268-11 JRD	
1/17/2023	Stafford Anna	9 Bigelow Rd.	550-312 g3 commercial vehicle	abated
1/18/2023	3752 Nottingham Way	New Testament Church	550-115b lights	abated
1/18/2023	2549 S Broad St.	ELL & ELL Inc.	362 CPM	
1/19/2023	161 Edinburg Rd.	Lloyd Edward	268-11 JRD	609-577-0175 abated
1/19/2023	1688-1711 Nottingham Way	Court @ Ham. Tax Dept	362 CPM	abated

			Court Cases 2023		
Date	Address	Owner	Violation	Status	
1/9/2023	635 Arena Dr.	AASTHMA Inv. LLC	268-11 HG&W	dismiss from 2018	
1/9/2023	1645 Wh-Merc Rd.	Healthcare REIT c/o Brookdale	577-11 basin	guilty \$2033.00	
1/23/2023	3441 Wh-Quakerbridge Rd.	Josh Lake tenant	550-74 buss. @ residence	guilty \$533.00 warrant	
1/23/2023	2502 Nottingham Way	Yvonne Hoang	434 driveway 1/23/2023	adjourn 3/03/2023	
1/23/2023	132 Johnston Ave.	Oscar Corrales	550-74 buss. @ residence	adjourn 3/03/2023	
1/23/2023	33 Uncle Petes Rd.	Uncle Petes Farm	550-74 buss. @ residence	adjourn 3/03/2023	
1/23/2023	266 Sherwood Ave.	Susan Mains	268-11 JRD		
1/26/2023	1201 Wh-Mer.Rd.	Zhangs Mgmt LLC	362 CPM	guilty 330.00	
2/6/2023	635 Arena Dr.	AASTHMA Inv. LLC	268-11 HG&W		
3/6/2023	2527-2531 Nottigham Way	Wilson Merrick	550-77 illegal use	dismissed	
3/6/2023	3441 Wh-Quakerbridge Rd.	Josh Lake tenant	550-74 buss. @ residence	new date 3/27/023	
3/6/2023	266 Sherwood Ave.	Susan Mains	268-11 JRD	new date 3/27/023	
3/6/2023	132 Johnston Ave.	Oscar Corrales	550-74 buss. @ residence	new date 3/27/023	
3/6/2023	Wh. Ham Sq Rd.	Hamilton Office Complex	577-11 basin dismissed	dismissed	
3/6/2023	955 State Hwy 33	Lormil LLC	577-11 basin	guilty \$2030.00	
3/6/2023	633 State Hwy 130	DCG Invesments	577-11 basin	guilty \$2030.00	

3/6/2023	750-760 State Hwy 130	Home Depot of Maryland	577-11 basin	dismissd
3/27/2023	33 Uncle Petes Rd.	Uncle Petes Farm	550-74 buss. @ residence	adjourn zoning board
3/27/2023	266 Sherwood Ave.	Susan Mains	268-11 JRD	guilty \$530.00
3/27/2023	132 Johnston Ave.	Oscar Corrales	550-74 buss. @ residence	trial
3/27/2023	3441 Wh-Quakerbridge Rd.	Josh Lake tenant	550-74 buss. @ residence	guilty \$2030.00 warrant
4/3/2023	600 Horizon Dr.	Halston Builders	577-11 basin	
4/3/2023	132 Johnston Ave.	Oscar Corrales	550-74 buss. @ residence	guilty \$380.00
4/17/2023	3551 Mer-Quakerbridge Rd.	3551 Diamond Real Estate	268-11 JRD	guilty \$1030.00
4/17/2023	2549 S Broad St.	ELL & ELL Inc.	268-11 JRD	guilty \$1030.00
4/17/2023	1240 State Hwy 33	Northeastern Comm. Prop. LLC	268-11 JRD	guilty \$1038.00
4/24/2023	2502 Nottingham Way	Yvonne Hoang	434 driveway adjourned 30 days	
4/24/2023	266 Sherwood Ave.	Susan Mains	268-11 JRD	final appearance violation abated fines paid.
4/24/2023	3441 Wh-Quakerbridge Rd.	Josh Lake tenant	268-11 JRD	final appearance violation abated fines paid.
5/11/2023	1710 Kuser Rd.	Reed Rd Assoc.	550-143 cannabis (6)	484-431-2960
5/11/2023	1710 Kuser Rd.	Biggie Zaza	550-143 cannabis (6)	609-829-1133
5/25/2023	Whitehorse Ham Sq Rd & Estates Blvd	Hamilton Senior Overlay	268-11 HG&W	201-414-3388
6/5/2023	1710 Kuser Rd.	Biggie Zaza	550-143 cannabis (6)	attorney hired
6/5/2023	1710 Kuser Rd.	Reed Rd Assoc.	550-143 cannabis (6)	attorney hired
6/5/2023	28 Homestead Ave.	Yves cajour	268-11 UMW	FTA
6/5/2023	1296 State Hwy 33	Trinetra Realty	362 CPM	attorney hired

6/5/2023	200 State Hwy 33	ERB RITTR	362 CPM	trial 7/24/2023
6/27/2023	2502 Nottingham Way	Yvonne Hoang	435 driveway adjourned 30 days	
6/27/2023	33 Uncle Petes Rd.	Uncle Petes Farm	550-74 buss. @ residence	
6/27/2023	1296 State Hwy 33	Trinetra Realty	362 CPM	
7/24/2023	325 Sloan Ave.	EPT hamilton LLC AMC	577-11 basin	FTA
7/24/2023	200 State Hwy 33	ERB RITTR	362 CPM	guilty FTA \$2030.00
7/24/2023	1710 Kuser Rd.	Reed Rd Assoc.	550-143 cannabis (6)	guilty \$530.00
7/24/2023	1296 State Hwy 33	Trinetra Realty	362 CPM	8/07/2023 new date
7/24/2023	339-341 Wilson Ave.	Price Lisa & Stephanie	268-11 JRD	8/07/2023 new date
7/24/2023	2105 S Broad St.	Ashrit Realty LLC	362 CPM	guilty \$280.00
7/24/2023	1710 Kuser Rd.	Biggie Zaza	550-143 cannabis (6)	FTA
8/1/2023	Whitehorse Ham Sq Rd & Estates Blvd	Hamilton Senior Overlay	268-11 HG&W	guilty \$530.00
8/7/2023	1296 State Hwy 33	Trinetra Realty	362 CPM	guilty \$1038.00 Att. Simon
8/10/2023	2549 S Broad St.	ELL & ELL Inc.	362 CPM	267-210-6699
8/10/2023	41 Henry St.	Dubon Maralley	268-11 JRd	guilty \$1030.00
8/10/2023	3 Sandalwood Dr	Tom Hlliday	268-11 JRD UMV	guilty \$280.00
8/28/2023	15 Aqua Terrace	Salim Nassar	268-11 HG&W	guilty \$280.00
8/28/2023	30 Fenwood Ave	Charles Mason	550-312 g3 commercial vehicle	dismissal
8/28/2023	1700 Chambers St.	Bernardo Jimenez	550-161 automotive	guilty \$1030.000
8/28/2023	1773 Greenwood Ave.	JMH Express Auto Repair	362-1 CPM	FTA
8/28/2023	853 Johnston Ave.	Helen Wood	268-11 HG&W	adjourned 30 days
8/28/2023	217 Redwood Ave.	Robert Longmuir	268-11 JRD	guilty \$530.00
8/28/2023	1710 Kuser Rd.	Biggie Zaza	550-134 cannabis	FTA
8/28/2023	2502 Nottingham Way	Yvonne Hoang	435 driveway adjourned 30 days	ZBA
8/28/2023	1467 Lamberton Rd.	Jarmel Realty Inc.	550-82 illegal use	FTA
8/28/2023	2130-2134 S Broad St.	Mastrosimone LLC	362 CPM	Portofolio mgr.609-882-1105 Renee Kucowski

8/28/2023	1688-1770 Nottingham Way	Walmart Court @ Hamilton LLC	362 CPM	Brena Barker ESQ. 610-337-2087
9/25/2023	1688-1770 Nottingham Way	Walmart Court @ Hamilton LLC	362 CPM	guilty \$1030.00
9/25/2023	853 Johnston Ave.	Helen Wood	268-11 HG&W	dismissal
9/25/2023	2502 Nottingham Way	Yvonne Hoang	435 driveway adjourned 30 days	90 adjourned zoning board
9/25/2023	Hewitt St.	Mercer Mgmt.	362 CPM	dismissal attorney area cleared.
9/25/2023	1710 Kuser Rd.	Biggie Zaza	550-134 cannabis	FTA warrants to be issued.
9/26/2023	339 Wilson Ave.	Lisa Price	268-11 JRD	guilty \$2030.00
9/26/2023	341 Wilson Ave.	Stephaine Price	268-11 JRD	guilty \$2030.00
10/2/2023	58 Youngs Rd	Ottavi Cons.	550-82 illegal use	
10/2/2023	156 Flock Rd.	Richard Flock	550-312 g3 commercial vehicle	
10/23/2023	Basins			
11/27/2023	156 Flock Rd.	Richard Flock	550-312 g3 commercial vehicle	dismissed
11/27/2023	3 Macon Dr	Duluna Epilido	268-11 JRD	adjourned 45 days
11/27/2023	104 Garden Ave.	Smedley Joe	268-11 JRD	adjourned 45 days
11/27/2023	124 Briner Ave.	Scott Seabridge	268-11 HG&W	adjourned 45 days
11/27/2023	1710 Kuser Rd.	Biggie Zaza	550-134 cannabis	adjourned for superior court proceedings
11/27/2023	1467 Lamberton Rd.	Jarmel Realty Inc.	550-82 illegal use	site plan in zoning board
12/4/2023	58 Youngs Rd	Ottavi Cons.	550-82 illegal use	site plan in zoning board

II. Construction Permit Activity

Total Permits Issued with Updates – 5897

Plan Reviews Performed- 11,418

Field Inspections Performed- 21,992

Single Family Homes -23

New Townhomes- 27

Single Family Addition- 61

Single Family Renovation-195

Commercial New Structures-21

Certificate of Occupancy-401

Temporary Certificate of Occupancy-89

Certificate of Continued Occupancy-3

Certificate of Approval-3878

Permit Fees-

Certificates (C of O) – 85,403

Certificates (CC of O) – 750.00

Certificates (Temp CO) – 1,215.00

UCC/DCA Fee Collected- 220,001.00

Violation Fee Collected- 28,075.00

Contractor Registration- 28,490.00

Backflow Tests- 2000.00

Annual Pools/Inspections- 4,500.00

Total Fees Waived- 8,167.00

Total Revenue Collected 3,707,724.00



Hamilton Township

Fee Item Payment Totals 1/1/2024 to 12/31/2024

Starting Receipt
24-03703

Ending Receipt
PMT-24-06634

Bag # _____

Cash Total	Check Total	Charge Total	E-CHECK Total	Grand Total	
\$71,455.00	\$3,241,996.00	\$365,909.00	\$28,364.00	\$3,707,724.00	
Fee Type		Account		YTD Assigned	Assigned
ANNUAL POOL		#01-08-160-611 ANNUAL POOL ACCOUNT		\$2,100.00	\$2,100.00
ANNUAL POOL INSPECTIONS		#01-08-160-611 ANNUAL POOL INSPECTIONS		\$2,400.00	\$2,400.00
ASBESTOS CERT FEE		#01-08-160-607 OTHER CERTIFICATE FEE ACCOUNT		\$50.00	\$50.00
BACKFLOW PREVENTERS		#01-08-160-615 BACKFLOW PREVENTERS		\$2,000.00	\$2,000.00
Building Administrative Fee		BUILDING FEE ACCOUNT		\$60.00	\$60.00
Building Fee		#01-08-160-604 BUILDING FEE ACCOUNT		\$1,359,732.00	\$1,359,732.00
CCO Fee		#01-08-160-607 CCO FEE ACCOUNT		\$750.00	\$750.00
CO Fee		#01-08-160-607 CO FEE ACCOUNT		\$85,553.00	\$85,553.00
CONTRACTOR REGISTRATION FEE		#01-08-160-616 CONTRACTOR REGISTRATION FEE ACCOUNT		\$28,490.00	\$28,490.00
DCA Fee		#01-08-160-602 DCA FEE ACCOUNT		\$220,001.00	\$220,001.00
Electrical Fee		#01-08-160-605 ELECTRICAL FEE ACCOUNT		\$1,046,260.00	\$1,046,260.00
Fire Fee		#01-08-160-608 FIRE FEE ACCOUNT		\$226,568.00	\$226,568.00
Inspection Fee		INSPECTION FEE ACCOUNT		\$150.00	\$150.00
LEAD ABATMENT		#01-08-160-607 LEAD ABATMENT		\$250.00	\$250.00
Mechanical Fee		#01-08-160-610 MECHANICAL FEE ACCOUNT		\$222,275.00	\$222,275.00
Ongoing Application Type Fee Type		#01-08-160-615 GROUP BACKFLOW INVOICE		\$2,450.00	\$2,450.00
Permit Administrative Fee		#01-16-509-000- ADMINISTRATIVE FEE ACCOUNT (MRNA NSF)		\$40.00	\$40.00
Plan Review Fee		#01-08-160-617 PLAN REVIEW FEE ACCOUNT		\$98,827.00	\$98,827.00
Plumbing Fee		#01-08-160-606 PLUMBING FEE ACCOUNT		\$364,751.00	\$364,751.00
TCO Fee		#01-08-160-607 TCO FEE ACCOUNT		\$1,215.00	\$1,215.00
Violation Fee		#01-08-160-618 VIOLATION FEE ACCOUNT		\$28,075.00	\$28,075.00
				\$3,691,997.00	\$3,691,997.00
<u>Adjustment Type</u>	<u>Adjustment Total</u>				
Refund	\$0.00	Please note Adjustments noted are based on the payment date not the adjustment date. Adjustments may happen months after the original payment. To see adjustments that occurred during this time frame refer to the Adjustments Report.			
Charge Back	\$0.00				
Bounced Check	\$0.00				
		Grand Total Less Adjustment		\$3,707,724.00	



Hamilton Township

Fee Item Payment Totals 1/1/2023 to 12/31/2023

Starting Receipt
PMT-22-02768

Ending Receipt
PMT-23-06356

Bag # _____

Cash Total	Check Total	Charge Total	E-CHECK Total	Grand Total	
\$59,236.00	\$2,910,684.00	\$303,627.00	\$3,682.00	\$3,277,229.00	
Fee Type		Account		YTD Assigned	Assigned
ANNUAL POOL		#01-08-160-611 ANNUAL POOL ACCOUNT		\$150.00	\$150.00
ANNUAL POOL INSPECTIONS		#01-08-160-611 ANNUAL POOL INSPECTIONS		\$3,450.00	\$3,450.00
ASBESTOS CERT FEE		#01-08-160-607 OTHER CERTIFICATE FEE ACCOUNT		\$25.00	\$25.00
BACKFLOW PREVENTERS		#01-08-160-615 BACKFLOW PREVENTERS		\$5,000.00	\$5,000.00
Building Fee		#01-08-160-604 BUILDING FEE ACCOUNT		\$1,419,872.00	\$1,419,872.00
CCO Fee		#01-08-160-607 CCO FEE ACCOUNT		\$1,500.00	\$1,500.00
CO Fee		#01-08-160-607 CO FEE ACCOUNT		\$57,800.00	\$57,800.00
CONTRACTOR REGISTRATION FEE		#01-08-160-616 CONTRACTOR REGISTRATION FEE ACCOUNT		\$36,000.00	\$36,000.00
DCA Fee		#01-08-160-602 DCA FEE ACCOUNT		\$195,771.00	\$195,771.00
Electrical Fee		#01-08-160-605 ELECTRICAL FEE ACCOUNT		\$905,419.00	\$905,419.00
Fire Fee		#01-08-160-608 FIRE FEE ACCOUNT		\$188,186.00	\$188,186.00
Inspection Fee		INSPECTION FEE ACCOUNT		\$300.00	\$300.00
LEAD ABATMENT		#01-08-160-607 LEAD ABATMENT		\$200.00	\$200.00
Mechanical Fee		#01-08-160-610 MECHANICAL FEE ACCOUNT		\$186,745.00	\$186,745.00
Ongoing Application Type Fee Type		#01-08-160-615 GROUP BACKFLOW INVOICE		\$4,450.00	\$4,450.00
Other Fee		OTHER FEE ACCOUNT		\$500.00	\$500.00
Plan Review Fee		#01-08-160-617 PLAN REVIEW FEE ACCOUNT		\$7,408.00	\$7,408.00
Plumbing Fee		#01-08-160-606 PLUMBING FEE ACCOUNT		\$242,545.00	\$242,545.00
TCO Fee		#01-08-160-607 TCO FEE ACCOUNT		\$3,000.00	\$3,000.00
Violation Fee		#01-08-160-618 VIOLATION FEE ACCOUNT		\$11,095.00	\$11,095.00
				\$3,269,416.00	\$3,269,416.00
<u>Adjustment Type</u>		<u>Adjustment Total</u>		Please note Adjustments noted are based on the payment date not the adjustment date. Adjustments may happen months after the original payment. To see adjustments that occurred during this time frame refer to the Adjustments Report.	
Refund		\$0.00			
Charge Back		\$0.00			
Bounced Check		\$0.00			
			Grand Total Less Adjustment	\$3,277,229.00	



Hamilton Township

Fee Item Payment Totals 1/1/2022 to 12/31/2022

Starting Receipt PMT-22-00001		Ending Receipt PMT-24-02080			<u>Bag #</u>
Cash Total	Check Total	Charge Total	E-CHECK Total	Grand Total	
\$63,306.00	\$3,204,092.00	\$308,171.00	\$24,959.00	\$3,600,528.00	
Fee Type		Account		YTD Assigned	Assigned
ANNUAL POOL		#01-08-160-611 ANNUAL POOL ACCOUNT		\$450.00	\$450.00
ANNUAL POOL INSPECTIONS		#01-08-160-611 ANNUAL POOL INSPECTIONS		\$3,300.00	\$3,300.00
ASBESTOS CERT FEE		#01-08-160-607 OTHER CERTIFICATE FEE ACCOUNT		\$25.00	\$25.00
BACKFLOW PREVENTERS		#01-08-160-615 BACKFLOW PREVENTERS		\$5,100.00	\$5,100.00
Building Administrative Fee		BUILDING FEE ACCOUNT		\$200.00	\$200.00
Building Fee		#01-08-160-604 BUILDING FEE ACCOUNT		\$1,396,147.00	\$1,396,147.00
CCO Fee		#01-08-160-607 CCO FEE ACCOUNT		\$1,850.00	\$1,850.00
CO Fee		#01-08-160-607 CO FEE ACCOUNT		\$67,250.00	\$67,250.00
CONTRACTOR REGISTRATION FEE		#01-08-160-616 CONTRACTOR REGISTRATION FEE ACCOUNT		\$16,750.00	\$16,750.00
DCA Fee		#01-08-160-602 DCA FEE ACCOUNT		\$196,635.00	\$196,635.00
Electrical Fee		#01-08-160-605 ELECTRICAL FEE ACCOUNT		\$1,083,218.00	\$1,083,218.00
Fire Fee		#01-08-160-608 FIRE FEE ACCOUNT		\$227,784.00	\$227,784.00
Mechanical Fee		#01-08-160-610 MECHANICAL FEE ACCOUNT		\$210,781.00	\$210,781.00
Ongoing Application Type Fee Type		#01-08-160-615 GROUP BACKFLOW INVOICE		\$2,750.00	\$2,750.00
Other Certificate Fee		#01-08-160-607 OTHER CERTIFICATE FEE ACCOUNT		\$1,000.00	\$1,000.00
Plan Review Fee		#01-08-160-617 PLAN REVIEW FEE ACCOUNT		\$6,523.00	\$6,523.00
Plumbing Fee		#01-08-160-606 PLUMBING FEE ACCOUNT		\$316,375.00	\$316,375.00
TCO Fee		#01-08-160-607 TCO FEE ACCOUNT		\$600.00	\$600.00
Violation Fee		#01-08-160-618 VIOLATION FEE ACCOUNT		\$26,100.00	\$26,100.00
				\$3,562,838.00	\$3,562,838.00
<u>Adjustment Type</u>		<u>Adjustment Total</u>			
Refund		\$0.00			
Charge Back		\$0.00			
Bounced Check		\$0.00			
			Grand Total Less Adjustment		\$3,600,528.00

Please note Adjustments noted are based on the payment date not the adjustment date. Adjustments may happen months after the original payment. To see adjustments that occurred during this time frame refer to the Adjustments Report.



Hamilton Township

Fee Item Payment Totals 1/1/2021 to 12/31/2021

Starting Receipt PMT-20-04022		Ending Receipt PMT-24-02081			<u>Bag #</u>
Cash Total	Check Total	Charge Total	E-CHECK Total	Grand Total	
\$28,943.00	\$3,263,449.00	\$234,109.00	\$20,893.00	\$3,547,394.00	
Fee Type		Account		YTD Assigned	Assigned
ANNUAL POOL		#01-08-160-611 ANNUAL POOL ACCOUNT		\$150.00	\$150.00
ANNUAL POOL INSPECTIONS		#01-08-160-611 ANNUAL POOL INSPECTIONS		\$3,000.00	\$3,000.00
BACKFLOW PREVENTERS		#01-08-160-615 BACKFLOW PREVENTERS		\$6,050.00	\$6,050.00
Building Fee		#01-08-160-604 BUILDING FEE ACCOUNT		\$1,715,197.00	\$1,715,197.00
CCO Fee		#01-08-160-607 CCO FEE ACCOUNT		\$1,100.00	\$1,100.00
CO Fee		#01-08-160-607 CO FEE ACCOUNT		\$66,450.00	\$66,450.00
DCA Fee		#01-08-160-602 DCA FEE ACCOUNT		\$213,014.00	\$213,014.00
Electrical Administrative Fee		ELECTRICAL ADMINISTRATIVE FEE ACCOUNT		\$15.00	\$15.00
Electrical Fee		#01-08-160-605 ELECTRICAL FEE ACCOUNT		\$825,443.00	\$825,443.00
Fire Fee		#01-08-160-608 FIRE FEE ACCOUNT		\$176,967.00	\$176,967.00
Mechanical Fee		#01-08-160-610 MECHANICAL FEE ACCOUNT		\$183,126.00	\$183,126.00
Ongoing Application Type Fee Type		#01-08-160-615 GROUP BACKFLOW INVOICE		\$100.00	\$100.00
Other Certificate Fee		#01-08-160-607 OTHER CERTIFICATE FEE ACCOUNT		\$720.00	\$720.00
Plan Review Fee		#01-08-160-617 PLAN REVIEW FEE ACCOUNT		\$1,025.00	\$1,025.00
Plumbing Fee		#01-08-160-606 PLUMBING FEE ACCOUNT		\$317,492.00	\$317,492.00
TCO Fee		#01-08-160-607 TCO FEE ACCOUNT		\$90.00	\$90.00
Violation Fee		#01-08-160-618 VIOLATION FEE ACCOUNT		\$6,000.00	\$6,000.00
				\$3,515,939.00	\$3,515,939.00
<u>Adjustment Type</u>		<u>Adjustment Total</u>			
Refund		\$0.00		Please note Adjustments noted are based on the payment date not the adjustment date. Adjustments may happen months after the original payment. To see adjustments that occurred during this time frame refer to the Adjustments Report.	
Charge Back		\$0.00			
Bounced Check		\$0.00			
			Grand Total Less Adjustment	\$3,547,394.00	



Hamilton Township

Fee Item Payment Totals 1/1/2020 to 12/31/2020

Starting Receipt PMT-19-05525	Ending Receipt PMT-24-02082					<u>Bag #</u>
Cash Total \$13,184.00	Check Total \$2,745,120.00	Charge Total \$182,104.00	E-CHECK Total \$46,911.00	Grand Total \$2,987,319.00		
Fee Type		Account		YTD Assigned	Assigned	
ANNUAL POOL		#01-08-160-611 ANNUAL POOL ACCOUNT		\$150.00	\$150.00	
ANNUAL POOL INSPECTIONS		#01-08-160-611 ANNUAL POOL INSPECTIONS		\$1,350.00	\$1,350.00	
BACKFLOW PREVENTERS		#01-08-160-615 BACKFLOW PREVENTERS		\$2,950.00	\$2,950.00	
Building Fee		#01-08-160-604 BUILDING FEE ACCOUNT		\$1,572,931.00	\$1,572,931.00	
CO Fee		#01-08-160-607 CO FEE ACCOUNT		\$48,651.00	\$48,651.00	
DCA Fee		#01-08-160-602 DCA FEE ACCOUNT		\$196,043.00	\$196,043.00	
Electrical Administrative Fee		ELECTRICAL ADMINISTRATIVE FEE ACCOUNT		\$50.00	\$50.00	
Electrical Fee		#01-08-160-605 ELECTRICAL FEE ACCOUNT		\$632,549.00	\$632,549.00	
Fire Fee		#01-08-160-608 FIRE FEE ACCOUNT		\$111,399.00	\$111,399.00	
Mechanical Fee		#01-08-160-610 MECHANICAL FEE ACCOUNT		\$128,778.00	\$128,778.00	
Ongoing Application Type Fee Type		#01-08-160-615 GROUP BACKFLOW INVOICE		\$5,250.00	\$5,250.00	
Other Certificate Fee		#01-08-160-607 OTHER CERTIFICATE FEE ACCOUNT		\$255.00	\$255.00	
Plan Review Fee		#01-08-160-617 PLAN REVIEW FEE ACCOUNT		\$183.00	\$183.00	
Plumbing Fee		#01-08-160-606 PLUMBING FEE ACCOUNT		\$249,851.00	\$249,851.00	
Variation Fee		VARIATION FEE ACCOUNT		\$250.00	\$250.00	
Violation Fee		#01-08-160-618 VIOLATION FEE ACCOUNT		\$6,350.00	\$6,350.00	
				\$2,956,990.00	\$2,956,990.00	
<u>Adjustment Type</u>	<u>Adjustment Total</u>					
Refund	\$0.00	Please note Adjustments noted are based on the payment date not the adjustment date. Adjustments may happen months after the original payment. To see adjustments that occurred during this time frame refer to the Adjustments Report.				
Charge Back	\$0.00					
Bounced Check	\$0.00					
		Grand Total Less Adjustment		\$2,987,319.00		



Hamilton Township
 2090 GREENWOOD AVE
 ATTN: ROOM 305
 HAMILTON, NJ 08650

Building Summary Report

All permits issued between the dates of 1/1/2024 and 12/31/2024.

Permit Summary	Totals	
Number of Permits:		4575
Number of Permit Updates:		1322
Construction Costs:		\$210,010,970
Total Square Footage		1,524,806
Fees Waived:		\$8,167
Total Other Fees:		\$0

Subcodes	Total Subcode Fees	
Building		\$1,358,181
Electrical		\$1,039,026
Elevator		\$0
Fire		\$225,843
Mechanical		\$222,185
Plumbing		\$364,716

Certificates	Count	Total Certificate Fees
Certificate of Occupancy	401	\$35,515
Certificate of Approval	3878	\$200
Temporary Certificate of Occupancy	89	\$1,245
Certificate of Clearance - Lead Abatement	5	\$250
Certificate of Continuing Occupancy	3	\$450

Non-UCC Certificates	Count	Total Certificate Fees
Non-UCC Certificates	0	\$0

Subcode Fees Grand Total	\$3,209,951
Certificate Grand Total	\$37,660
	\$3,247,611



Hamilton Township
2090 GREENWOOD AVE
ATTN: ROOM 305
HAMILTON, NJ 08650

Inspection Log Report

Inspections between the dates of 1/1/2024 and 12/31/2024.

<i>Subcode</i>	<i>Inspector</i>	<i>Inspection Count</i>
Building		
	Bill Callahan	4
	Building Inspector	196
	Eugene Hawrylak	1889
	Justin Williams	1637
	Maria DiSalvatore	1167
	Richard Merger	11
	Tom Mullen	834
		<hr/>
		5738
Electrical		
	Anthony Zurella	919
	Bruno Rotondo	951
	Chris Binder	450
	Dave Blau InActive	17
	Douglas Walker	1914
	Electric Inspector	284
	John Smith	908
	Joseph Pownall	1316
	Robbinsville Township	2
		<hr/>
		6761
Elevator		
	Bill Callahan	2
	Christine Kukoda	1
		<hr/>
		3
Fire		
	Fire Inspector	11
	Kevin McElroy	1229
	Maria DiSalvatore	372
	Scott McCormick	497
		<hr/>
		2109



Hamilton Township
 2090 GREENWOOD AVE
 ATTN: ROOM 305
 HAMILTON, NJ 08650

Inspection Log Report

Inspections between the dates of 1/1/2024 and 12/31/2024.

Mechanical

Dave Blau InActive	6
David Hvisdock	416
Justin Williams	198
Lee Bradbury	886
Maria DiSalvatore	268
Mechanical B Inspector	18
Mechanical Inspector	70
Michael Maloney	315
Norm Dobo	135
Plumbing Inspector	1
Richard Merger	14
Robbinsville Township	97
Ronald Miller	13
Tim Aaronson	919
	3356

Plumbing

Dave Blau InActive	4
David Hvisdock	432
Joe Scarlata	1
Lee Bradbury	1370
Michael Maloney	217
Norm Dobo	211
Plumbing Inspector	107
Robbinsville Township	54
Ronald Miller	20
Tim Aaronson	1609
	4025

Total Inspections: 21992



Hamilton Township
 2090 GREENWOOD AVE
 ATTN: ROOM 305
 HAMILTON, NJ 08650

Construction Permit Activity Report

1/1/2024 -> 12/31/2024

Summary

	Cost:	Count:			
New:	\$99,338,486.00	105	Cubic Footage:	12,158,283 Cu.ft	Permits Issued:
Addition:	\$5,593,679.00	63	Square Footage:	1,524,806 Sq.ft	Updates Issued:
Alteration:	\$104,037,193.00	5632			
Demolition:	\$1,048,212.00	98			
Total:	\$210,017,570.00	5898			

Permits	Count	Permit Fees	Admin Fees	Total	Inspections	Passed	Failed	Other	
Building:	1625	\$1,358,181.00	\$0.00	\$1,358,181.00	B	5364	4049 %75.5	568 %10.6	747 %13.9
Plumbing:	1355	\$364,716.00	\$0.00	\$364,716.00	P	3801	2460 %64.7	776 %20.4	565 %14.9
Electrical:	3396	\$1,039,076.00	\$0.00	\$1,039,076.00	E	6606	4354 %65.9	1178 %17.8	1074 %16.3
Fire:	1272	\$225,543.00	\$0.00	\$225,543.00	F	2067	1577 %76.3	189 %9.1	301 %14.6
Elevator:	8	\$0.00	\$0.00	\$0.00	V	3	3 %100	0 %0	0 %0
Mechanical:	2334	\$222,345.00	\$0.00	\$222,345.00	M	3276	2155 %65.8	774 %23.6	347 %10.6
	9990	\$3,209,861.00	\$0.00	\$3,209,861.00		21117	14598	3485	3034
DCA Training:	163		43966		(Note: Does not include result of none)				
DCA State:	5221		175029	\$0.00					
DCA Minimum:	421		421						
	5805		\$219,416						

Variations	Total	Paid	Certificates	Issued Total	Paid Total
Building	0	0	CA	3878 \$200.00	\$0.00
Plumbing	0	0	CCO	3 \$450.00	\$750.00
Electrical	0	0	CO	401 \$35,515.00	\$85,403.00
Fire	0	0	CC	5 \$250.00	\$300.00
Mechanical	0	0	TCO	89 \$1,245.00	\$210.00
Elevator	0	0	TCC	0 \$0.00	\$0.00
Total:	\$0.00	\$0.00	Total:	4376 \$37,660.00	\$86,663.00

NOTE:
 Information gathered is based on the Issue date for that item, ie permit issue date, certificate issue date.
 This will cause discrepancies between the payments section which uses Payment date. Example you took in money for a CO but the CO has not been issued yet.

Permit Subcode Exempted (State) Fees			Permit Subcode Waived (Local) Fees		
	Record Count	Total Exempted		Record Count	Total Waived
Building	1	\$500	Building	5	\$20,792
Plumbing	0	\$0	Plumbing	7	\$790
Electrical	1	\$1,230	Electrical	19	\$2,725
Fire	0	\$0	Fire	6	\$500
Mechanical	0	\$0	Mechanical	41	\$3,670
Elevator	0	\$0	Elevator	0	\$0
Total:		\$1,730	Total:		\$28,477
	Record Count	Total Exempted	Violations	Fines	Paid
DCA Fees	93	\$8,167	Issued	145 \$238,775.00	\$28,075.00

Payments (Based on Payment Date)	
Permit (5910)	\$3,532,013.00
NON-UCC (0)	\$0.00
Variation Payments	\$0.00
Penalty (17)	\$28,075.00
Inspection Payments	\$150.00
Ongoing Invoice	\$4,850.00
Test Payments	\$1,850.00
Other Payments	\$250.00
Grand Total	\$3,567,188.00



Hamilton Township
 2090 GREENWOOD AVE
 ATTN: ROOM 305
 HAMILTON, NJ 08650

Plan Review Metrics

All Plan Reviews Started between the dates of 1/1/2024 and 12/31/2024.

Bill Callahan

		Count	Average
Building	Pass	1	6.00
<u>Totals</u>		1	6.00

Tom Mullen

		Count	Average
Building	Fail	197	3.00
Building	Incomplete	3	9.00
Building	Not Required	6	12.00
Building	Pass	1646	1.00
<u>Totals</u>		1852	6.25

Chris Binder

		Count	Average
Electrical	Fail	154	4.00
Electrical	Incomplete	2	0.00
Electrical	Not Required	3	9.00
Electrical	Pass	2748	1.00
<u>Totals</u>		2907	3.50

Electric Inspector

		Count	Average
Electrical	Fail	34	10.00
Electrical	Incomplete	1	0.00
Electrical	Pass	670	3.00
<u>Totals</u>		705	4.33

Joseph Pownall

		Count	Average
Electrical	Fail	18	7.00
Electrical	Pass	154	3.00
<u>Totals</u>		172	5.00

(None)

		Count	Average
Elevator	Not Required	1	2.00
Elevator	Pass	2	1.00
<u>Totals</u>		3	1.50

Bill Callahan

		Count	Average
Elevator	Pass	1	0.00



Hamilton Township
 2090 GREENWOOD AVE
 ATTN: ROOM 305
 HAMILTON, NJ 08650

Plan Review Metrics

All Plan Reviews Started between the dates of 1/1/2024 and 12/31/2024.

		<u>Totals</u>	Count	Average
			1	0.00
<u>Bill Callahan (Not Active)</u>				
Elevator	Pass		1	0.00
		<u>Totals</u>	1	0.00
<u>Chris Binder</u>				
Elevator	Pass		1	0.00
		<u>Totals</u>	1	0.00
<u>John McCausland (Not Active)</u>				
Fire	Pass		2	0.00
		<u>Totals</u>	2	0.00
<u>Scott McCormick</u>				
Fire	Fail		99	6.00
Fire	Incomplete		2	5.00
Fire	Not Required		6	2.00
Fire	Pass		1373	4.00
		<u>Totals</u>	1480	4.25
<u>Lee Bradbury</u>				
Mechanical	Fail		24	6.00
Mechanical	Not Required		1	15.00
Mechanical	Pass		213	4.00
		<u>Totals</u>	238	8.33
<u>Mechanical Inspector</u>				
Mechanical	Fail		22	11.00
Mechanical	Not Required		1	2.00
Mechanical	Pass		495	7.00
		<u>Totals</u>	518	6.67
<u>Norm Dobo</u>				
Mechanical	Fail		68	6.00
Mechanical	Incomplete		2	9.00
Mechanical	Not Required		2	4.00



Hamilton Township
 2090 GREENWOOD AVE
 ATTN: ROOM 305
 HAMILTON, NJ 08650

Plan Review Metrics

All Plan Reviews Started between the dates of 1/1/2024 and 12/31/2024.

Norm Dobo

		Count	Average
Mechanical	Pass	1156	4.00
<u>Totals</u>		1228	5.75

Norm Dobo (Not Active)

		Count	Average
Mechanical	Fail	3	7.00
Mechanical	Pass	9	6.00
<u>Totals</u>		12	6.50

Ronald Miller

		Count	Average
Mechanical	Fail	5	17.00
Mechanical	Pass	207	9.00
<u>Totals</u>		212	13.00

Tim Aaronson

		Count	Average
Mechanical	Fail	25	3.00
Mechanical	Pass	341	2.00
<u>Totals</u>		366	2.50

Lee Bradbury

		Count	Average
Plumbing	Fail	58	6.00
Plumbing	Pass	160	4.00
<u>Totals</u>		218	5.00

Norm Dobo

		Count	Average
Plumbing	Fail	87	6.00
Plumbing	Incomplete	2	5.00
Plumbing	Not Required	6	6.00
Plumbing	Pass	728	4.00
<u>Totals</u>		823	5.25

Norm Dobo (Not Active)

		Count	Average
Plumbing	Fail	1	16.00
Plumbing	Pass	3	5.00
<u>Totals</u>		4	10.50



Hamilton Township
 2090 GREENWOOD AVE
 ATTN: ROOM 305
 HAMILTON, NJ 08650

Plan Review Metrics

All Plan Reviews Started between the dates of 1/1/2024 and 12/31/2024.

Plumbing Inspector

		Count	Average
Plumbing	Fail	54	11.00
Plumbing	Pass	350	8.00
<u>Totals</u>		404	9.50

Ronald Miller

		Count	Average
Plumbing	Fail	20	11.00
Plumbing	Pass	78	9.00
<u>Totals</u>		98	10.00

Tim Aaronson

		Count	Average
Plumbing	Fail	33	9.00
Plumbing	Pass	140	2.00
<u>Totals</u>		173	5.50

III. List of Major Completed Projects

60 Leonard Ave- New Modular Home

16 Misty Meadow Lane- New Single Family Dwelling

4 Oakwood- New Single Family Dwelling

7 Petticoat Lane- New Townhome

2445 Kuser Rd- Danch Farm Tenant Fit-Out

11 Meetinghouse Rd- New Single Family Dwelling

1 N. Johnston Ave Unit C-228- Alterations

3620 Mer-Quaker Bridge Rd- Tenant Fit Out

2069 Greenwood Ave- Greenwood Elem School

1742 W Mcgalliard- Addition

584 State Hwy 130- Fed Ex

2603 S Broad St-McDonalds Reno

274 State Hwy 156- Addition

535 E Franklin St- Building Reno for Offices

4625 Nottingham Way- Tenant Fit Out Bridal Suite Boutique

79 Tudor- Addition

3800 Mer-Quaker Rd Rd- Tenant Fit Out Liquor Store

1971 State Hwy 33- Interior work Coffee Shop

200 First Responders Way –Tenant Fit Out

1 Petticoat Lane- New Townhome

1212 Sierra- New Condo

7 Dakota- New Townhome

11 Petticoat – New Townhome

11 Dakota- New Townhome

3813 Crosswicks-Tenant Fit Out (Deer Path Bagel)

3157 S Broad St – New Building WAWA
2108 Broad St- Tenant Fit Out Expansion Columbia Dental
127 Hwy 206 Suite 110- Partition Wall
2217 S Broad- Pa Medellin Restaurant
4603-4631 Nottingham Way- Office Reno
319 Lida – Addition
15 Dakota – New Townhome
9 Petticoat- New Townhome
18 Seneca- 2nd Floor Addition
10 Grace- 2nd Floor Addition
524 State Hwy 130- Tenant Fit Out
6 Misty Meadow- New Single Family
630 & 670 State Hwy 33 Vanilla box Future Tenant
61 Pope Ave- Group Home Conversion
1369 Lambertson- Tenant Fit Out (Appliance Palace)
9 Misty Meadow New Single Family
7 Misty Meadow New Single Family
209 Hamilton – Tenant Fit Out (Mezeh Grill)
3803 Broad St- Interior Work Dunkin Donuts
5 Misty Meadow- New Single Family
6 Oakwood- New Single Family
1039 Washington Blvd- Tenant Fit Out (Rani-Indian)
8 Misty Meadow- New Single Family
17 Misty Meadow- New Single Family
2465 Broad St – Tenant Fit Out Laundromat
10 Misty Meadow- New Single Family
15 Petticoat- New Townhome

1215-1309 Hwy 33- Tenant Fit Out (Ivy Rehab)
500 Hamilton Mkt Pl- New Building (Chick Fil A)
650 State Hwy 130 Build 2- Tenant fit Out
650 State Hwy 130 Build 1 Tenant fit Out
1020 Old Trenton- New Pole Barn
1-23 Sunnybrae Blvd- Tenant Fit Out (Swift PT and Performance
153 Whitehorse- Interior Alterations
614 Paxson- Rehab after house Fire
52 Route 33- Addition
1511-1544 Omaha- Commercial Building
2465 Broad St- Tenant Fit Out (Beauty Supply)
34 Misty Meadow- Single Family Dwelling
22 Misty Meadow- Single Family Dwelling
27 Misty Meadow- Single Family Dwelling
20 Misty Meadow Single Family Dwelling
4994 Broad St – Single Family Dwelling
353 Mercer St – Addition
70 Extonville Rd-Tenant Fit Out Brewery
1369 Lamberton Rd- Tenant Fit Out DMI Office
19 Misty Meadow- Single Family Dwelling
18 Misty Meadow- Single Family Dwelling
44 Sportsman-Single Family Dwelling
42 Sportsman- Single Family Dwelling
46 Sportsman- Single Family Dwelling
48 Sportsman Single Family Dwelling
11 Misty Meadow- Single Family Dwelling
50 Sportsman- Single Family Dwelling

2 Oakwood-Single Family Dwelling
410 Winslow Ave- Single Family Dwelling
9 Oakwood- Single Family Dwelling
52 Hamilton –Sunroom Addition
1 Oakwood- Single Family Dwelling
1100 Negron- New Warehouse
35 Sportsman Single Family Dwelling
1544 Kuser Interior Alterations
14 Misty Meadow- Single Family Dwelling
1543 Omaha- New Condo
19-33 Flagger Lane-Commercial Building
124 Sherwood- Addition
12 Misty Meadow- Single Family Dwelling
5 Claridge – Addition
13 Century- Addition
3620 Mer-Quaker- Interior work, conference room
731 State Hwy 33 Tenant Fit Out Dental Office
759 Norway- Complete Rehab whole house
1245 Wh-Mer- Tenant Fit Out Dental office
3 Quakerbridge- Tenant Fit Out United Way
1440 Genesee – Interior Reno
9A S Gold Dr Tenant Fit Out- Sun Extractions
305 Lafayette- Building Renovations
3100 Mer Quaker- Tenant Fit Out (Checkers)
47 Florister – Addition
38 Misty Meadow- Single Family Dwelling
56 Ydv-Allentown Rd – Rebuild Single Family Dwelling

360 Marketplace- Tenant Fit Out Boot Barn
825 State Hwy 33- Tenant Fit Out (Nail Salon)
14 Thomas J Rhodes- Tenant Fit Out (Extract Company)
5 Oakwood – Single Family Dwelling
1544 Omaha – New Condo
4210 Broad- Addition
416 Winslow- Single Family Dwelling
9 Quakerbridge Plaza Tenant Fit Out NJ office Admin Law
2240 Whitehorse Mer- Complete Care
3160 Mer-Quakerbridge- Burger King
555 Hamilton Mkt place-Tenant Fit Out Chipotle
601 State Hwy 130 Glamour Nail Expansion
300 Clocktower- Sonepar USA
36 Misty Meadow- Single Family Dwelling
30 Misty Meadow- Single Family Dwelling
25 Misty Meadow-Single Family Dwelling
1 Misty Meadow- Single Family Dwelling
21 Misty Meadow- Single Family Dwelling
29 Misty Meadow- Single Family Dwelling
32 Misty Meadow- Single Family Dwelling
24 Misty Meadow- Single Family Dwelling
26 Misty Meadow- Single Family Dwelling
39 Misty Meadow- Single Family Dwelling
1 Tennis Court- Top Notch Soccer
40 Misty Meadow- Single Family Dwelling
1600 E State St- Interior Reno
23 Misty Meadow- Single Family Dwelling

16 Doreen – Addition and Deck
1055 Klockner- Lab and Media Center
2900 Klockner- Lab and Media Center
2631 Kuser –Interior Work to Classroom
1369 Lamberton Rd – Tenant Fit Out (One Stop)
160 Hamilton Mkt Pl- Tenant Fit Out (Burlington)
122 Estates Unit 20- Rehab due to Fire
196 State Hwy 130 Tenant Fit Out (Office Area)
209 Parkinson Ave- Single Family Dwelling
70 Stockton St-Addition
38 Crestwood St- Rebuild Single Family Dwelling
1035 Hughes Dr- Reno Three Family Home
1523 Omaha-New Condo
2000 Waterview- Tenant Fit Out (Phoenix Advisors)

IV. Permit Comparison

Hamilton Township- 4445 as of December 12, 2024

Robbinsville Township- 1,136 as of December 12, 2024

Lawrenceville Township- 1,985 as of December 12, 2024

Ewing Township- 1,848 as of December 12, 2024

Plainsboro Township- 1,901 as of December 12, 2024

West Windsor Township- 2,157 as of December 12, 2024

2024

ANNUAL REPORT

DIVISION OF ECONOMIC DEVELOPMENT



PREPARED BY:
KATE KANE
ASSOCIATE DIRECTOR OF ECONOMIC DEVELOPMENT



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

The focus of the Division for 2024 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 2024

- Host another Job Fair in partnership with business organizations.
- Continue to enhance Grand Opening initiatives with our new businesses.
- Perform the necessary steps to get Hamilton Film Ready certified with the NJ Film Commission/NJEDA.
- Continue to highlight our businesses and bring focus to the Business Registry.
- Continue to grow our relationship with industries within our township, ie Realtor Community.
- Promote partnerships that enhance and promote our businesses and our assets.

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 Film Ready initiative will have a positive economic impact on our community.
- Events coming down the pipeline, like the World Cup 2026 and the 250th Anniversary of our Country will have a positive economic on your community.
- Sports tournaments like NJ State Pickleball, which brought over 500 players to Hamilton Township will continue to increase.
- Local attractions as Grounds for Sculpture who introduced a Winter light show called “Night Forms” for a 2 year span and had a 30-50% increase over their typical 250,000 annual visitor will continue to look at new initiatives that will drive even more 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 positive way.
- Job Creation – Continue to host annual job fair for the residents & attract businesses such as the cannabis industry which will bring an anticipated 200-300 jobs to Hamilton Township.

2024 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 it’s 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 communications 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
- Continue to enhance the landing pages on the website – increase the information available.
- Perform the necessary steps to get Hamilton Film Ready certified with the NJ Film Commission/NJEDA.

- Continue the “In the News” landing page to highlight positive press about new businesses and activity in Hamilton.
- Enhance the Job Fair from the previous year.
- Grow the relationship with the Hamilton real estate community.
- Continue to strengthen our assistance with new businesses in the opening process. Assist with communication efforts with divisions relevant to the process.

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 of Economic Development works with each new owner and assists with the communication efforts between the divisions and departments within the township. 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 2024.

GRAND OPENINGS/Ribbon Cuttings 2024

March 1st – Bigtown Bar and Liquor
 March 8th – Side Bite
 March 14th JAG Physically Therapy
 March 21st Chic-fil-a
 April 11th – Mezeh Grill
 April 18th – Mercer Wealth Management
 April 23rd – Checkers
 April 26th – Rani Indian Restaurant
 May 3rd – Guide to Grow
 June 6th – Ivy Rehab
 June 7th – DMI
 June 19th – Habit Burger
 August 13th – Bent Iron Brewery
 October 2nd – Sun Extraction
 October 3rd – Bombay Feast
 October 4th – Deerpath Bagels and Burgers
 October 29th – OPA Greek Restaurant
 November 13th – United Way of Mercer County
 November 14th – Ivy on Main



Grand Opening/Ribbon Cutting Guide

The guide still remains a very helpful tool for our new businesses.



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 connections between the Shop and our business community. The Hamilton Business Registry can be found at: www.hamiltonnj.com/businessregistry

Social Media: Having a Facebook 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 www.hamiltonnj.com and a link to your website.

Hamilton Township - Division of Economic Development
Kate Kane • 609-890-3472 • 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 to a list for future communications. Specials and Holiday promotions are a great way to keep your business "top of mind" to customers.

Business Resources
These organizations are available to assist in your business:
Hamilton Township Economic Development Advisory Commission (HTDAC)
The Hamilton Partnership
S.H.O.P. HAMILTON

Hamilton Township - Division of Economic Development
Kate Kane • 609-890-3472 • 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.

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 for sales, coupons and contact information (name 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 or so, the day before and day of.

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

Press Releases

This Division continues to issue press releases for each new business grand opening. These press releases remain a valuable tool for generating exposure for the new businesses and introducing them to the Hamilton community. The Press Releases for the new businesses can be found at: <https://hamiltonnj.com/189/Economic-Development> under “Hamilton Business News”

News About Hamilton Businesses and Economic Development

Updated on May 16, 2024 12:48 PM EDT by: [Name]

Rani Indian Restaurant, Lounge and Bar Opens in Hamilton



Mayor Jeff Martin and Councilman Anthony Carabelli Jr. were present to welcome Rani Indian Restaurant, Lounge and Bar with a Ribbon Cutting on Friday, April 26, 2024.

Located in the Foxmoor Shopping Center, Rani promises a dining journey that is truly one-of-a-kind. Owner Kinari Pachani is overjoyed to introduce this new culinary gem to Hamilton Township.

and invites guests to indulge in a dining experience where the ambiance reflects the splendor of Indian palaces. Each bite narrates the story of centuries-old recipes, a legacy passed down through noble generations, promising a unique and unforgettable dining experience.

The menu at Rani has been meticulously curated by the esteemed culinary expert, Chef Choubey, the Bangkok Iron Chef Challenge partner for Sattvik New Delhi, a corporate chef for Seiman Golf and Bar. He is also the Co-Founder of Street Storyss Bangalore, dish at Rani is a masterpiece.

Hamilton News Flash

News About Hamilton Businesses and Economic Development

Updated on November 26, 2024

Ivy on Main Celebrates First Anniversary of Hamilton Location



Mayor Jeff Martin joined the community on November 14, 2024 to celebrate the first anniversary of Ivy on Main's Hamilton location with a ribbon-cutting ceremony. Ivy on Main, a delightful floral design and gift boutique, is nestled at 4611 Nottingham Way in The Shoppes of Nottingham Pointe. This marks the second location for owners Angela D'Andrea and Toni Perilli, who are passionate about bringing their unique style in florals, home decor, and one-of-a-kind gifts to the Hamilton community.

The boutique offers a curated selection of stunning flower arrangements, locally sourced home decor, fashionable clothing, and distinctive jewelry, making it a must-visit destination for any occasion. "One year ago, Toni and I had dinner at Cennaro's, spotted an empty space next door, and decided to take the leap on opening a second location," shared D'Andrea. "We are beyond grateful for an incredible first year in Hamilton and excited for the years to come," added Perilli.

Angela D'Andrea and Toni Perilli, the creative team behind Ivy on Main, have earned a reputation for their exquisite floral arrangements and carefully curated gifts at their first location. The new Hamilton boutique expands their vision, offering customers an inspiring mix of fresh flowers, stunning arrangements for all occasions, and a diverse range of home and fashion accessories. The store also hosts workshops throughout the year and is available for private events, making it a hub of creativity and community.

"We are thrilled that Ivy on Main chose Hamilton Township for their second location," said Mayor Jeff Martin. "Angela and Toni's new shop is a fantastic addition to this charming shopping center and to our thriving business community," he added.

Hamilton Township – “Film Ready”

The Film Ready New Jersey Program is a multi-step training and certification program that prepares communities to accommodate and support movie and television productions and effectively market municipalities as film destinations. As more productions choose New Jersey as their backdrop, the training provided by the Film Ready Program will generate an economic boost for communities across the state by creating jobs, supporting small businesses, and attracting tourism. New Jersey has a rich history in entertainment, and the state’s motion picture and television industry is at the forefront again as production has exploded in recent years. Since the revival and enhancement of the NJEDA’s [Film and Digital Media Tax Credit Program](#), the state has attracted 166 feature films, television shows and digital media projects. This activity has generated \$2.3 billion in spending. New Jersey now enjoys a constant flow of filmmaking across every county from Cape May to Sussex, hastening the demand to prepare municipalities for an influx of film and television production.

Impact on Small Businesses



Dylan film star Edward Norton made this popular Jersey Shore coffee shop part of his daily routine

When productions set up shop in the state, they need **security, stage and film crew, set designers, and support staff.** Local vendors such as **construction and transportation services,** as well as **costume and florist shops.**



Production companies have a constant demand for short-term office rental, one that continues to increase from year-to-year.

Plus, the cast and crew need to eat during long hours of filming! Local **mom and pop bistros, bakeries and restaurants** benefit when productions are in town.



The Division aggressively worked diligently to complete all the steps needed for the certification. It worked with members of the Business Community/Partnership/Shop Hamilton to recruit businesses for the Production Services Directory as well as the locations library on the film commission’s website

The division also worked meticulously to add Hamilton assets to the locations library. Veteran’s Park (new pickle ball), Grafton House exterior and interior, Sayen House and Gardens, Martin’s Lake, The Golf Center, Gropp Lake, and Nottingham Firehouse.





STARRING HAMILTON TWP.

WANT TO SEE YOUR TOWN OR PROPERTY ON THE BIG SCREEN?
NOW IS YOUR CHANCE!

We're looking for a wide array of residential, commercial, municipal and state properties that might attract a producer's attention - from warehouses to condos, neighborhood eating spots to historic landmarks, newly built homes to rustic farm houses - all properties are valuable in attracting productions to your town.

Submitting a property via film.nj.gov is easy to do - and it's free!

REGISTER HERE:




Home | Departments | Community & Economic Development | Economic Development | Film Ready Hamilton

Film Ready Hamilton



Want to see your town or property on the big screen? Now is your chance!

We're looking for a wide array of residential, commercial, municipal, and state properties that might attract a producer's attention - from warehouses to condos, neighborhood eating spots to historic landmarks, newly built homes to rustic farmhouses - all properties are valuable in attracting productions to our town.

Submitting a property via film.nj.gov is easy - and it's free! For more information, [click here](#).

We invite you to Hamilton!

With beautiful locations and a welcoming attitude, Hamilton Township is a great place to shoot a film project! Located within an hour drive of New York City and Philadelphia, Hamilton Township offers everything you need to film your next movie, TV show, or video.

We welcome businesses and individuals who wish to engage in commercial filming, videotaping, or still photography. We encourage film companies and their crews to patronize local businesses while they are here.

Film permits are required for all commercial filming activity on township owned property, including parks, historical township houses, gardens, and facilities, with the exception of reporting on news and events by the media.

To view our township Ordinance, [click here](#).

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 5 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 meetings 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. Such include the Real Estate Forecast and liquor reform discussion hosted by the Princeton Mercer Regional Chamber and other events from NJBIA, NJRHA and NJTIA that effect and impact our Hamilton businesses.

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 and Executive Board Meetings -2nd Friday of the month.

NJTIA, PMRCC, NJBIA, NJRHA – when scheduled.

Princeton Mercer Convention and Visitors Bureau Committee (PMCVB)

Being part of this CVB committee is beneficial for our Hamilton Assets and business partners. Each month, we have the chance to highlight upcoming community events and promote our local Hamilton businesses. The committee, composed of tourism professionals from Mercer County, works together on various initiatives to attract visitors to our region.

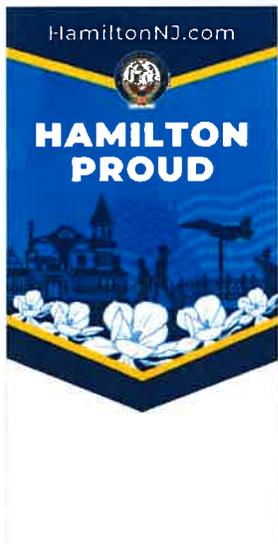
In February, the Division of Economic Development hosted a very successful meeting at Sayen House to promote Sayen Gardens, the Township's historical houses, & Nottingham Ballroom for events. A "Tastes of Hamilton" buffet was brought in for the group of 20 professionals: donuts from Eetgud, fruit and water from Foleys, bagels from

Hamilton Bagel & Grill, and coffee from Hamilatte. The team from Sayen House spoke about Hamilton Township properties and grounds to the group. Other locations for the PMCVB meetings throughout the year include Trenton Thunder, Duncraven Equestrian Center, and BAPS.

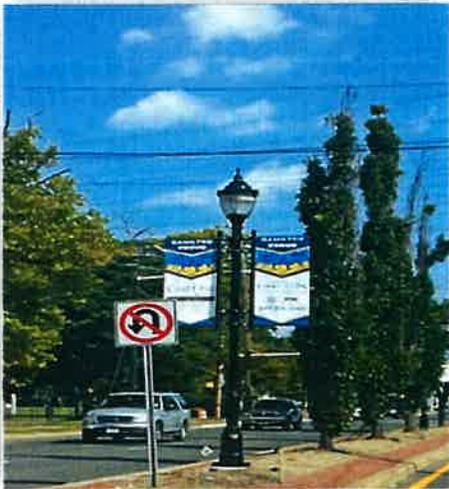
With the World Cup 2026 and the Semi-quincentennial, marking the 250th Anniversary of our Country, it will be important to collaborate as a county and a region. In Hamilton, we have already held meetings with our hotels, business partners and attractions to take a proactive approach to these milestones.

Breez Banner

In the Spring of 2024, Hamilton Township partnered with Breez Banner to bring banners to the community. This division collaborated with Public Works to identify the number of poles the township had in inventory and their locations. Breez Banner reached out to our local businesses to secure advertisers for the project, and the response from the business community was overwhelmingly positive.



The banners are currently displayed on South Broad Street, the jug handle behind Wawa on Route 130, Church Street, Nottingham way, and the Hamilton Train Station.



2024 Job Fair

In March of 2024, the Division of Economic Development, along with the Hamilton Partnership, Shop Hamilton, HTEDAC, Mercer County Office of Economic Development hosted the third annual Job Fair.

Vendors: We had a total of 77 vendors. Which included resources from Municipal, County, State and Federal. Resume assistance as well as the Health Department.

Job Seekers: Pre-registered – 357 (out of the 357 – we show 241 checked in)
We had 601 walk-ins that handwrote their information and an additional 132 who used the QRcode in line outside.

TOTAL WALKINS: 733

In addition:

18 seniors from TCA

5 seniors from Steinert

TOTAL: 997

The large attendance tells us that organizing a job fair is a critical need for our community and our Hamilton residents.

For reference:

In 2023, The final numbers for the day were 285 pre-registered job seekers and over an additional 350 walk-ins with 75 vendors.

In 2022 - The event was also a huge success with just under 100 vendors and 300 prospective job seekers.

The 2025 Job Fair planning is under way.



2024 Job Fair Survey and Results

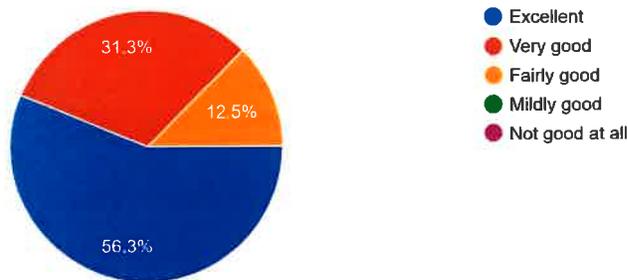
The division also administered surveys to the vendors to capture valuable feedback about the event.

From the surveys, the following was captured, the information will be evaluated to improve the 2025 Job Fair.

Over **86%** of the vendors rated the Job Fair as excellent or very good. While **over 50%** hired or expect to hire an applicant from the Job Fair. **90%** felt the location worked well. The Majority of our companies were 50-100 or 100 plus employees.

Overall, how would you rate the Job Fair

16 responses



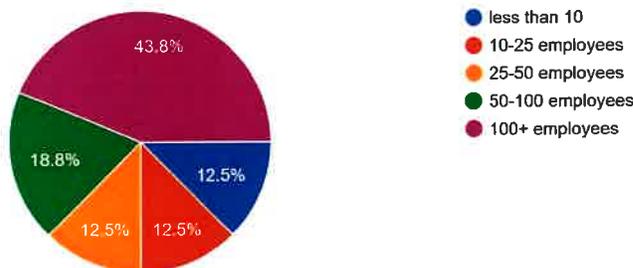
Have you hired or do you expect to hire any applicants from the Job Fair?

16 responses



How many employees make up your company?

16 responses



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 register 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**

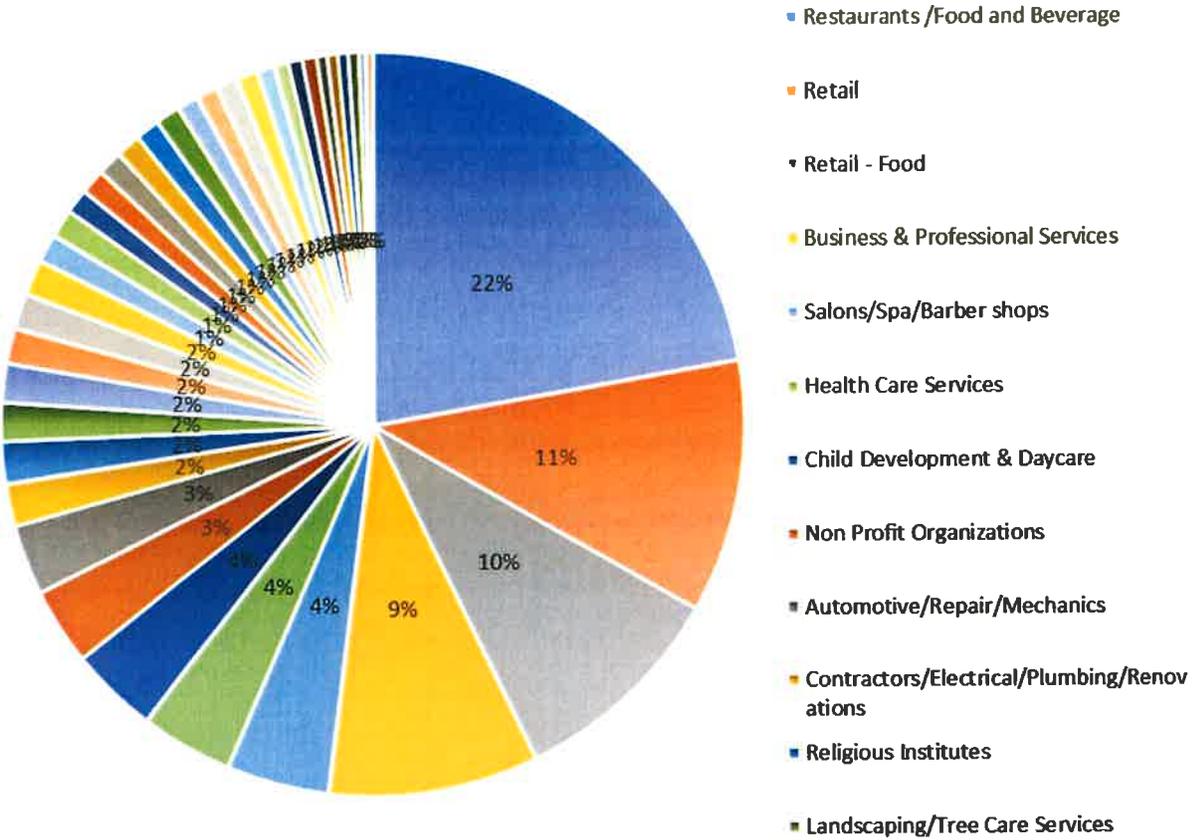
In June 2023, the amendment was passed to move the registration from July 1st - June 30th to the calendar year of January 1st to December 31st. The change aligns with other license renewal, such as the food retail in the Health Department and others in the Clerk's office. We are currently in our second year of the new cycle. Our division works with GovPilot, along with the Clerk's office to administer a smooth renewal process, renewal reminder emails have been set up to ensure our business community is notified. The goal is to have 4 reminders go out.

1st reminder: 12/9/2024
2nd reminder: 12/16/2024
3rd reminder: 12/27/2024
4th reminder: 12/31/2024

Currently, there are 915 businesses registered in the Business Registry. With the first reminder going out for the 2025 license, over 300 businesses have reviewed.

Prior to looking at 2025 license cycle, there are 915 businesses registered in 2024. This chart indicates the categories.

Hamilton Business Community - By Catagory



“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. In 2024, the features continue to evolve to social reels to highlight the businesses in our community.



CONNECT WITH THEM ON SOCIAL MEDIA!

 [scottoandcrimanipizza](#)

 [Scotto and Crimani Pizza](#)

Hamilton Township's
BUSINESS OF THE WEEK

THEIR STORY

Scotto & Crimani Pizza is a family owned and operated Italian pizzeria and restaurant located in the Dover Park Plaza shopping center in Yardville. They have been serving the community since 1987 and specialize in authentic Italian cuisine. Fun Fact: They have a wood burning oven that when it is at temperature can cook a pizza in 90 seconds.

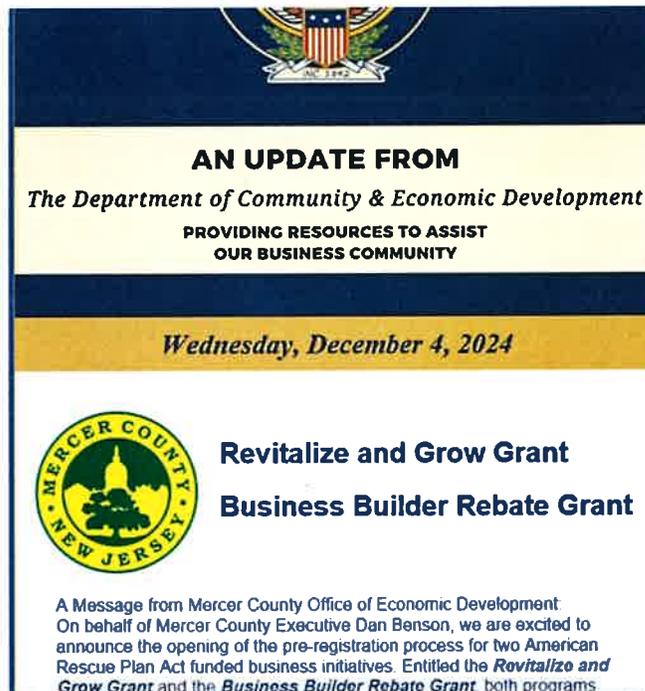
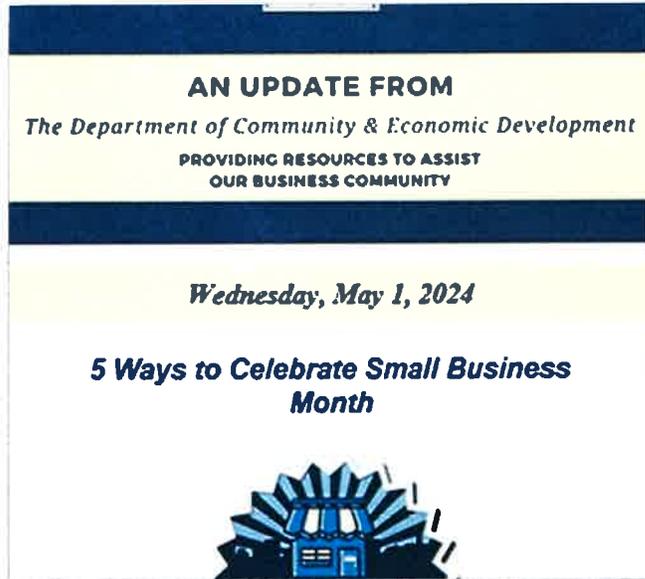
Visit Scotto & Crimani Pizza Today!

15 Sunnybrae Blvd,
Trenton, NJ 08620

609-610-7333

Business Community Email Blast:

The Division continues to create e-blasts for the Business Community. The emails are sent out once or twice a month with resources and important information. According to Constant Contact, the open rate ranges from 47%-59%.

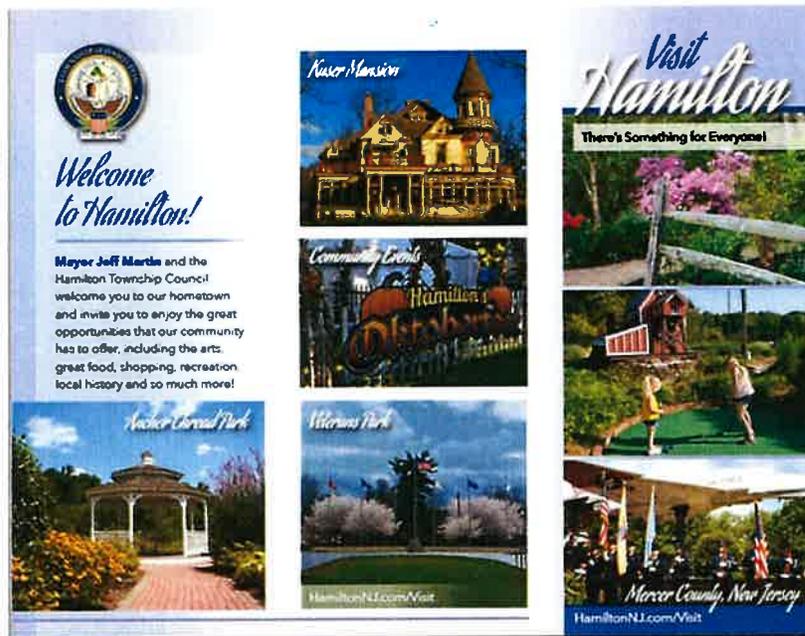


Visit Hamilton -Tourism Brochures

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 couple of years. 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.



CGI Videos

In 2021, we created the Hamilton Videos with a partnership with CGI Communications. With the first agreement, videos ran for three years. In 2024, we renewed our agreement with CGI Communications.

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. In the 2024 contract, the division has worked to revise the videos and script but were able to use a lot of the content from the first round. In addition, set up 2 filming days to add new content from our small business community.

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 new videos are being editing as of December 2024 but below is a link to the previous videos.

https://www.elocalink.tv/m/v/Redesign4/?pid=w9waw1y3&fp=njhamil21_wel_rev4_iwd



Last time, a comprehensive campaign was put together to share the videos and we will be looking to do the same for the next round. The videos will be sent to the following:

- The teams at Kuser, Sayen, Grafton and Parks and Recreation
- 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.

Like before, the videos will be featured 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 will be found under the Living Section <https://hamiltonnj.com/content/228306/default.aspx>

Statistics and feedback from the Video Initiative:

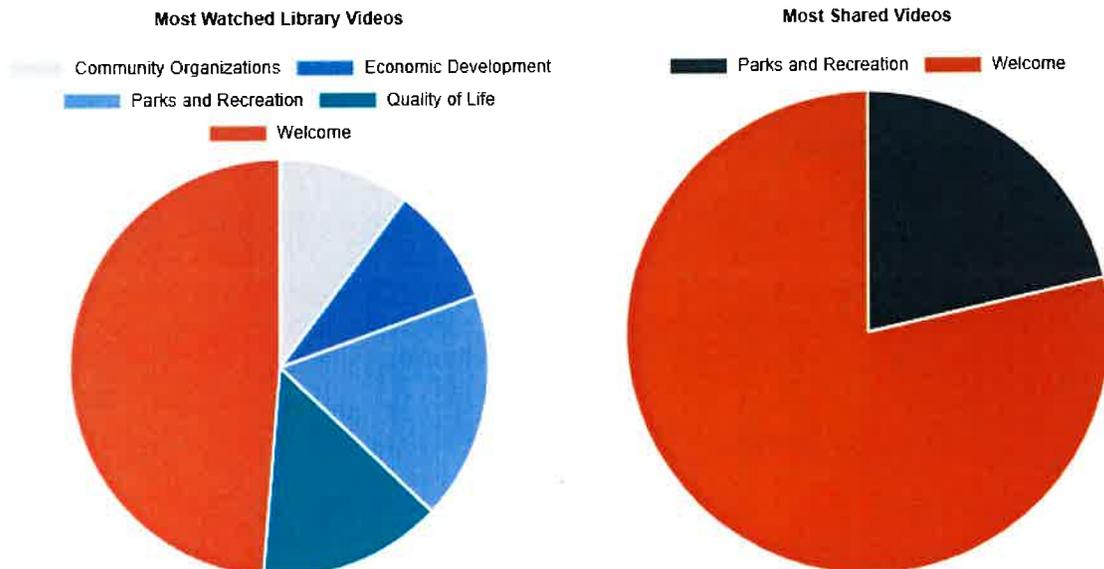
According to Dave Kruss, Senior Account Executive,
“We have had great feedback from several of the sponsors who are using their videos for their own marketing purposes. The Mercer County Special Services School District is using their video front and center on their website.”

The link can be found here: <https://www.mcsssd.info/>

According to SmartConnect Cloud Tracker, CGI tracking system for views and click through system.

To date, as of December 13, 2024, the videos have been viewed **6561** times. The business sponsor videos have been viewed **35,159** times. The business sponsor logos click through rate has been **22934** to date.

The most watched video has been the Welcome video with the Parks and Recreation video coming in second, shown in the graphs below. With regard to the videos that have been shared the most, the Welcome and Parks and Recreation videos have also been the top videos.



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. It’s important to still mention the success of these program:

- **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 was an overwhelming success. 25 Restaurants took 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.

There have also been loans and grant programs that come out from the County and State that our businesses can take advantage of. This Division works diligently to make sure the business community is constantly aware of the programs available from them.

In late 2023, Mercer County rolled out a % loan program in partnership with the UCEDC. By continuous spreading the word on this program, our Hamilton Business community had the most participation of any of township in the County.

Hamilton Business – 0% Loan Programs

K&M Landscaping LLC
 Carella Shoes, Inc.
 Northeast Display & Graphics LLC
 Diamond Business Communications Limited Liability Company
 Meori Salon and Spa, LLC
 Hera Nail LLC
 Associated Podiatric Physicians, PA
 Book Trader of Hamilton
 MH Financial CPA Firm Limited Liability Company
 DeLorenzos ASP The Image Factory LLC
 SG Heating & Air Conditioning LLC
 Madefine's Table Limited Liability Company
 Frigid Air Limited Liability Company
 Land Map, Inc.
 Hearten LLC
 Mama Dude's
 Performance Strength Academy LLC
 JMC Solutions Corporation
 Rainbow Academy Learning Center
 Two X Consulting LLC
 Carellas Chocolates Limited Liability Company
 Green Light Generator LLC

Mercer County Loan Program

Results Summary

- Timeframe: August 2023 – November 2024
- 65 Mercer County business received loans totaling \$1,266,000
- 41 of the 65 loans (63%) went to Women- or Minority-Owned businesses
- Hamilton Township received the most loans (34%), followed by Princeton (18%), Ewing (14%) and Trenton (11%).

Demographic Stats

	# Loans	% of Total (#)	\$ Loans
Women-Owned	27	42%	\$533,000
Minority-Owned	26	40%	\$499,000
Women- or Minority-Owned	41	63%	\$797,000

Race / Ethnicity Stats

	# Loans	% of Total (#)	\$ Loans
African American / Black	11	17%	\$212,000
Hispanic	5	8%	\$100,000
Other Minority	10	15%	\$187,000
White / Caucasian	39	60%	\$767,000

Geographic Breakdown

	# Loans	% of Total (#)	\$ Loans
East Windsor	1	2%	\$20,000
Ewing	9	14%	\$179,000
Hamilton	22	34%	\$429,000
Hopewell	1	2%	\$20,000
Lawrence	2	3%	\$40,000
Pennington	4	6%	\$80,000
Princeton	12	18%	\$237,000
Robbinsville	4	6%	\$80,000
Trenton	7	11%	\$126,000
West Windsor	3	5%	\$55,000
Total	65	100%	\$1,266,000

Below is a case study from one of our businesses:

On Feb 2, 2024 2:18 PM, Kate Kane <kkane@hamiltonnj.com> wrote:

This is why we do what we do. 😊

Joan reached out on Jan 3rd to see if by chance there was anything available as her roof was leaking and desperately needed to get it repaired. I immediately connected her with Anthony, where he happened to have one of the last of their 0% loans available. Over that weekend, she worked with Liz from UCEDC to get all her paper work together. She was awarded the loan the week after..

From: Joan Silvestro <booktraderh@gmail.com>

Sent: Friday, February 2, 2024 1:37 PM

To: Kate Kane <kkane@hamiltonnj.com>

Subject: new roof

Dear Kate - I wanted to take a minute and thank you for your help in securing a loan! The roof is fixed ! We are dry and very relieved, especially with the weather we've had lately! The contacts you forwarded me to were very kind and helpful, and we received a zero interest loan for \$20,000. This is perfect and eases my mind considerably! Thank you again!

Joan Silvestro Booktrader of Hamilton

Meet and Greet Out-reach Campaign with Mayor Martin

Visiting our business community has always been a priority to Mayor Martin and this Division coordinates this initiative to achieve this goal.

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, 2023, and 2024. The response has been overwhelmingly positive. Business Owners have the opportunity to tell the Township any challenges they are having, any questions, or tell us how they are doing post-covid.

In 2024, the focus became visiting our corporate parks and finding our “hidden gems” in our business community. The Mayor and this division met and toured businesses such as MicroNetBD, Hotfoli EHS, and Shakti Group USA.

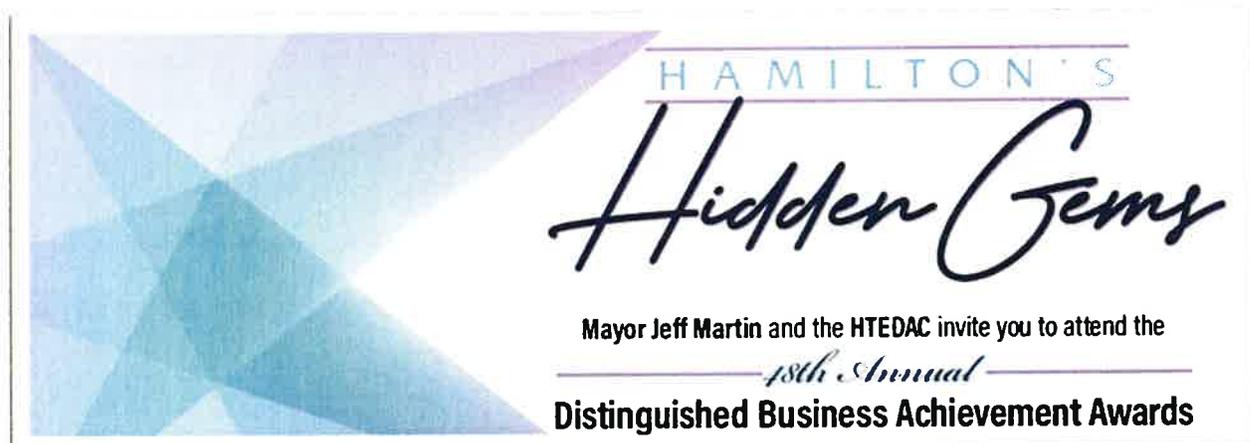
We also set time to visit our corporate parks; areas such as AAA drive, Horizon Drive, IBIS, Golden Crest Offices, Lexington Square, Studio Park, Mill One. These visits have allowed us to meet and connect with professionals from amazing businesses and organizations such as Eyemetric, LifeBrite, North East Spa & Pool Association, Princeton Identity, ASSA Abloy and others.

In addition, we look to acklowknedge and celebrate any business achieving a milestones or anniversary. *(The photo below on the right shows Central Jersey Ballet celebrating their 10-year Anniversary.)*



Hamilton Township Economic Development Advisory Commission

The Hamilton Township Economic Development Advisory Commission works alongside the Division of Economic Development to assist with the economic efforts of the township. Over the course of the last year, the Commission assisted with the Township Job Fair to aid our business community and the residents in Hamilton, presented their annual Scholarships to students at our Hamilton High School and honored businesses and individuals in the community for their economic impact to Hamilton Township.





**Tonight's Silent Auction
will benefit the
HTEDAC's Annual Scholarship Program.**

Each year, HTEDAC provides scholarships to students from the four Highschools in Hamilton: Hamilton High West, Steinert Highschool, Nottingham Highschool and Trenton Catholic Academy.



Vacant Properties

The Division of Economic Development has worked closely with Housing with the Vacant Property Registry. The Division of Economic Development will continue look at creating initiatives to promote the list to the public and create interest. The goal has been to work to get properties off the Vacant Property List and back into productive real estate.

Requests for information about our vacant properties and a copy of our list comes in through OPRA. In 2024 (to date), the division has completed 155 requests.

Our Realtor Meetings have continued in 2024, an initiative that was started in 2023, to strengthen our relationship with realtors in the area. In 2024 we conducted 3 meetings – January 2024, April 2024 and September 2024.

The meetings have included updates from Housing with regard to lead and fire extinguishers, vacant property information, updates and Q & A as well as general information as Visit Hamilton Brochures for their open houses, the Hamilton videos for prospective buyers and other Hamilton related information that is relevant.

Feedback from the meeting has been overwhelming positive from the Realtors.

The Office of Community and
Economic Development

Realtors Meeting

Wednesday, September 24, 2024
10am - 11:30am

Meet with representatives from the Township:

Administration | Economic Development Division
Housing & Landlord Division | Vacant & Abandoned Property Division

They will be available to answer questions and to provide information
to better your clients' experience in the buying and selling
process in Hamilton.

The meeting will be held in our Council Chambers
located in our Municipal Building,
2090 Greenwood Ave. Hamilton, NJ 08609.



To sign up for the meeting, scan
the QR Code or Email:
KKane@HamiltonNJ.com



Hamilton Township, NJ



Largest Employers in Hamilton Township

Our largest employers remain the same this year.

We anticipate the following factors will impact this list in the upcoming years.

- With the cannabis industry, we anticipate companies in this market
- Stark & Stark: one of the oldest running law firms in New Jersey recently moved their headquarters from Lawrence to Hamilton. The newly renovated site is 76,000 square feet and will be occupied by nearly 200 employees.
- Switlik Survival Products: An expansion that consists of the addition of a new 20,000 sf building on their 1325 East State St. property.

<u>Business</u>	<u>Numbers</u>
1 Robert Wood Johnson Hamilton	1,200
2 Trane Company	1,100
3 UPS	900
4 Genesis	750
5 Verizon	500
6 ShopRite (Marketplace) & SHopRite of Hamilton Rt 33	500
7 Walmart Marketplace & Walmart Nottingham Way	500
8 Amazon	325
9 Fed-Ex	300
10 AAA	200
11 Sparta Systems	200

Collaboration with Divisions

Clear the Shelter Campaign with the Animal Shelter

In the Spring, the Division of Economic Development worked with the Health Department and the Animal Shelter to increase exposure for the Township's foster and adoption programs. With the assistance of our business community, rolls of stickers were distributed to pizzerias and sub shops along with retails shops for take out containers, pizza boxes and other shopping bags.



From: Kate Kane <kkane@hamiltonnj.com>
Sent: Thursday, April 25, 2024 4:23:22 PM
To: Kate Kane <kkane@hamiltonnj.com>
Subject: "Help Hamilton Clear our Shelter!" Campaign

Hello All,

I hope this email finds you well. As one of our Pizzerias in Hamilton, we wanted to reach out to see if you could assist us with the following initiative.

Our Hamilton Shelter is in need of some help. Our shelter is overflowing with pets that need good homes. There is the opportunity to foster or adopt one of these adorable four-legged friends but we have to get the word out to our Hamilton Community.

The Mayor thought what better way to get the word out but through our take out boxes. We have created stickers to raise awareness of this campaign and wanted to see if you would be able to stick them on your pizza boxes. We know the amount of Hamilton residents that you see if a given week/weekend and the hope is that we can make some real traction in finding these animals a new home with a Hamilton resident or family.

We appreciate your consideration in this campaign. If you are able to help us, please reply back to this email and myself or the Mayor will drop off a roll of stickers for you.

Thank you so much in advance!

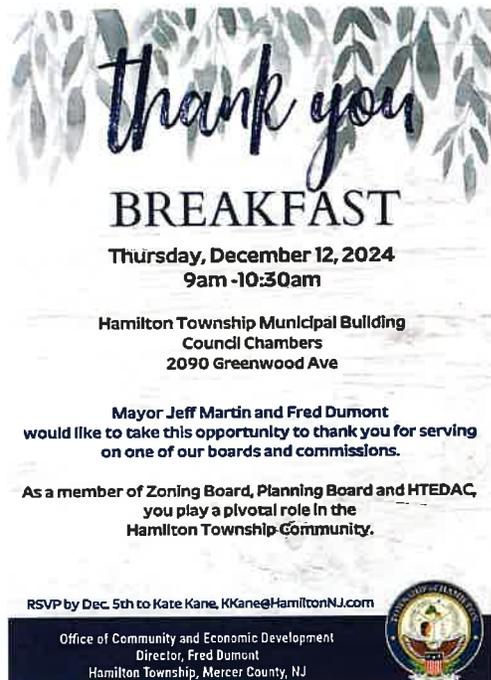
Kate
Kate Kane
Associate Director of Economic Development
Hamilton Township
2090 Greenwood Avenue
Hamilton, NJ 08609

National Night Out with Hamilton Police Division

Over the past couple of years, this Division has worked, alongside the Community Policing Division at HPD to secure food vendors for National Night Out.

Thank you Breakfast

To end the year, the Community and Economic Development department hosts a Thank you breakfast for the Board and Commissions under C&ED. This includes members of Zoning, Planning and HTEDAC. the division of ED is tasked with the organization and execution of this event.



The flyer features a decorative background of green leaves. The text is centered and reads: "Thank you" in a large, elegant script font, followed by "BREAKFAST" in a bold, serif font. Below this, the date and time are listed: "Thursday, December 12, 2024" and "9am -10:30am". The location is given as "Hamilton Township Municipal Building Council Chambers, 2090 Greenwood Ave". A message from Mayor Jeff Martin and Fred Dumont expresses gratitude for the service of board and commission members. It states: "Mayor Jeff Martin and Fred Dumont would like to take this opportunity to thank you for serving on one of our boards and commissions. As a member of Zoning Board, Planning Board and HTEDAC, you play a pivotal role in the Hamilton Township Community." At the bottom, there is a call to action: "RSVP by Dec. 5th to Kate Kane, KKane@HamiltonNJ.com". The footer includes the contact information for the Office of Community and Economic Development, Director Fred Dumont, Hamilton Township, Mercer County, NJ, and the official seal of Hamilton Township.

Testimonials

Helping our business community is very rewarding and the appreciation our businesses expressed has been unwavering. It's equally special when those kind words are expressed in an email or a written message.

From: Ivy on Main <hello@ivyonmain.com>
Sent: Monday, November 18, 2024 10:25 AM
To: Kate Kane <kkane@hamiltonnj.com>
Subject: Re: Welcome to Hamilton!

WARNING: This email originated from outside your organization. Please use extreme caution before opening any links or attachments.

Hi Kate!!

Thank you so much for coordinating everything. We really appreciate it. I have attached some of the photos, please let me know that you have received them.

Warm regards,
Toni

From: Orsola Andersen <oandersen@arcmercer.org>
Sent: Friday, October 25, 2024 9:25 AM
To: Kate Kane <kkane@hamiltonnj.com>
Subject: Thank you for last night

WARNING: This email originated from outside your organization. Please use extreme caution before opening any links or attachments.

Hi Kate,
Thank you again for the introductions last night. You play such a critical role in supporting doing business in Hamilton Township. And.. It's always such a pleasure to see you.

Have a great weekend!

Warm regards,
Orsola Andersen
Arc Mercer Business Enterprise

The Arc Mercer
180 Ewingville Road

 Reply  Reply All  Forward  Print

Wed 9/25/2024 3:59 PM



Krishna Mahida <kdmahida@gmail.com>

Re: Welcome to Hamilton Township's Business Community!

To:  Kate Kane

WARNING: This email originated from outside your organization. Please use extreme caution before opening any links or attachments.

Good Afternoon Ms.Kate,
Thank you so much for all your assistance for our grand opening. We appreciate heartily. Thank you for sharing grand opening checklist, it gave us insight into successful planning for the event. Also, thank you for sharing all the links. We would register business on the link provided if haven't done already. Will check with my husband. I will be in touch with you.

Please extend our gratitude to Respected Mayor for accommodating our event in his busy schedule.

Thank you Kate for being so supportive. Appreciate your time & efforts.

We are so looking forward to have you all at our store.

Kind Regards
Krishna

Reply Reply All Forward

Tue 5/7/2024 9:20 AM



Ballet CNJ <info@balletcnj.org>

Re: Celebrating 10 years in Hamilton!

To: Kate Kane

You forwarded this message on 5/27/2024 9:26 AM.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

WARNING: This email originated from outside your organization. Please use extreme caution before opening any links or attachments.

Dear Mr. Mayor and Kate,

Thank you very much for your visit! It was lovely to have you both come and get the opportunity to discuss future plans. I look forward to having a mutually beneficial partnership with Hamilton Township.

Kate, when you have a moment, could you please forward to me the picture with the mayor so I may forward it to my social media team?

Best regards,

Thiago Silva
BalletCNJ School Director
4 Tennis Court,
Hamilton Twp., NJ 08619

Tue 5/7/2024 9:54 PM



George Ayub <ia@micronetbd.org>

Re: Thanks for Visiting Micronetbd!

Jeff Martin

Bhargavi Sahu, Kate Kane, Micronetbd Organization

If there are problems with how this message is displayed, click here to view it in a web browser.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

WARNING: This email originated from outside your organization. Please use extreme caution before opening any links or attachments.

Hi Mayor Martin and Kate,

It was a pleasure hosting you at our office. Your approachability and genuine interest in the welfare of local businesses truly left a lasting impression on our team. It's refreshing to engage in such natural and insightful discussions with leaders who are genuinely committed to community and technological advancements.

We appreciate your leadership and are eager to support any initiatives that align with our mission to modernize and enhance business operations through technology. Should there be any opportunity to assist with your upcoming campaigns or other public endeavors, please consider us a willing and able partner. Leaders like you are essential for our community's growth and prosperity.

Thank you once again for the opportunity to discuss and explore potential collaborations. We look forward to contributing to Hamilton Township's vibrant future.

Regards,

George Ayub | CEO

4 AAA Drive, Ste 205, Hamilton, NJ 08619

Reply Reply All Forward IM

Thu 4/11/2024 2:40 PM

MB

Madelaine Brewer <Madelaine@mezeh.net >

Fwd: "Hamilton Press Release"

To: Kate Kane

Cc: Sadiqa, Steve, Saleh Monamadi, Patrick, Hamilton

ⓘ If there are problems with how this message is displayed, click here to view it in a web browser

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message

WARNING: This email originated from outside your organization. Please use extreme caution before opening any links or attachments.

Hi Kate,

Thank you so much for coming out to support us today and spread the word about our opening! We are thrilled to be a part of the Hamilton community.

Please see our press release attached in the forwarded email.

Thanks,
Madelaine Brewer
434-962-6726



Dear Kate,

Dr. Osgood and I extend our heartfelt gratitude for coming to **MyDoctor's Grand Opening & Ribbon Cutting Ceremony** on November 21, 2024. Your attendance made the occasion truly special, and we are honored to have had you join us.

Your support, enthusiasm, and insight added to the event's success, and we deeply appreciate your contribution. We were absolutely thrilled that Assemblyman DeAngela and Councilman Papero were able to join us, as well, and participate in the ribbon cutting ceremony.

We also want to express our sincere gratitude for your help with introducing us to prominent members of the community, with whom we look forward to collaborating with in the near future.

Your ideas and suggestions prior to and during our event for our new practice are greatly acknowledged and appreciated.

Please do not hesitate to contact us for anything - we would love to hear from you and would be happy to help.

We look forward to welcoming you back to future events!

Warm Regards,
MyDoctor, PC
Adult Primary Care & Internal Medicine

Christina Osgood
Practice Manager
MyDoctor, PC

Conclusion:

Our efforts to support local businesses, attract new businesses, and foster a resilient economy have resulted in tangible progress. Through strategic partnerships, innovative initiatives, and unwavering commitment, we have worked together to enhance Hamilton's thriving business community. Looking ahead, we remain focused on building a prosperous future for all members of our business community, ensuring that Hamilton remains a place where businesses can flourish and succeed. We thank our partners and business owners for their continued collaboration, and we look forward to an even brighter year ahead.



Hamilton Township

Department of Community & Economic Development

Engineering Division 2024 Annual Report

ENGINEERING DIVISION 2024 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.

CAPITAL ROADWAY PROJECTS

The Engineering Division had a total of 12 projects either held over, completed or underway. These involved overlays, reconstruction, sidewalk replacement, storm and sanitary replacement, traffic, and pedestrian safety. Of the 12 projects, eleven have been completed or substantially completed. These projects include:

1. East State St Ext (Nottingham Way to I-295 Ramp)
2. Hoffman Dr (George Dye Rd to Kristin Way)
3. Marshall Ave East (Edinburg Rd to Nottingham Way)
4. Samuel St (S Broad St to Chambers St)
5. Englewood Blvd (Whitehorse Ham. Sq Rd to Hempstead Rd)
6. Genesee St (Cedar Ln to Dead End)
7. Woodside Ave (S. Broad St to Arena Dr)

8. Pedestrian Improvements to Montana Ave and Shelley Ln (Matthew Dr to Sunset Blvd)
9. Pedestrian Improvements to East State St (Johnston Ave to Roberts Ave)
10. 2023 Miscellaneous Concrete for Public Works roads
11. 2024 ADA Ramp Improvements
12. Christopher Estates Stormwater Improvements (Gres Court and Evelyn Ave)

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

COMPLETED CONSTRUCTION PROJECTS

1) EAST STATE ST EXT (NOTTINGHAM WAY TO I-295 RAMP) (C.C. 01-23-01 R.I.) – This contract was awarded in October 2023 to Gres Paving at a contract cost of \$640,887.55. Construction began April 2024 and was completed in June 2024. Construction was completed in September 2024 but punch list is underway.

2) HOFFMAN DR (GEORGE DYE RD TO KRISTIN WAY) (C.C. 01-24-03 R.I.) – This contract was awarded in March 2024 to Barrett Paving at a contract cost of \$228,855. Construction began April 2024 and was completed in May 2024. The final change was submitted in July 2024 with the final contract price of \$172,722.06.

3) MARSHALL AVE EAST (EDINBURG RD TO NOTTINGHAM WAY) (C.C. 01-24-01 R.I.) – This contract was awarded in March 2024 to Barrett Paving at a contract cost of \$431,907.75. Construction began April 2024 and was completed in June 2024. The final change was submitted in July 2024 with the final contract price of \$302,191.73.

4) SAMUEL ST (S. BROAD ST TO CHAMBERS ST) (C.C. 02-24-06 R.I.) – This contract was awarded in April 2024 to Top Line Construction at a contract cost of \$257,942.64. Construction began May 2024 and was completed in June 2024. The final change was submitted in July 2024 with the final contract price of \$212,118.59.

5) ENGLEWOOD BLVD (C.C. 01-24-02 R.I.) – This contract was awarded in March 2024 to Barrett Paving at a contract cost of \$471,595.30. Construction began June 2024 and was completed in July 2024. The final change was submitted in August 2024 with the final contract price of \$389,921.66.

6) GENESEE ST (C.C. 10-22-06 R.I.) – This contract was awarded in April 2024 to Barrett Paving at a contract cost of \$593,704.05. Construction began July 2024 and was completed in August 2024. The final change was submitted in October 2024 with the final contract price of \$519,439.39.

7) WOODSIDE AVE (C.C. 01-24-04 R.I.) – The contract was awarded in March 2024 to Gres Paving at a contract cost of \$464,868. Construction was completed in September 2024 but punch list is underway.

8) PEDESTRIAN IMPROVEMENTS TO MONTANA AVE AND SHELLEY LANE (C.C. 07-23-07 S.W.) – The contract was awarded in September 2023 to S&G Paving at a contract cost of \$253,300. Construction was completed in May 2024. The final change was submitted in July 2024 with the final contract price of \$247,553.

9) PEDESTRIAN IMPROVEMENTS TO EAST STATE ST (C.C. 02-24-05 S.W.) – This contract was awarded in March 2024 to Rusling Paving & Concrete at a contract cost of \$44,000. Construction began

June 2024 and was completed in July 2024. The final change was submitted in August 2024 with the final contract price of \$34,801.50.

10) 2023 MISCELLANEOUS CONCRETE (C.C. 12-23-08 R.I.) – This contract was awarded in March 2024 to Rusling Paving & Concrete at a contract cost of \$276,700. Construction began April 2024 and was completed in May 2024. The final change was submitted in July 2024 with the final contract price of \$270,835.25.

11) 2024 ADA RAMP IMPROVEMENTS (C.C. 12-23-08 R.I.) – This contract was awarded in March 2024 to Diamond Construction at a contract cost of \$139,070. Construction began October 2024 and was completed in November 2024. The final change was submitted in November 2024 with the final contract price of \$108,817.

The remaining one project is under construction. Full spring, summer, and fall construction periods are anticipated in 2025.

PROJECTS UNDER CONSTRUCTION

12) CHRISTOPHER ESTATES (C.C. 04-24-09 R.I.) – This contract was awarded in June 2024 to Grade Construction at a construction cost of \$513,499.29. Construction began in September 2024 and is still ongoing. Currently working on final punch list items and then will be ready for close out.

PROJECTS UNDER DESIGN

13) 2022 SAFE STREETS TO TRANSIT ON WHITEHORSE MERCERVILLE RD – The contract bid package is currently being prepared and is expected to be completed by December 2024. It is anticipated that project will be advertised in January 2025. The budget for the contract is \$350,000.

14) 2024 ROADWAY IMPROVEMENTS TO SPRINGDALE AVE, E. HOWELL ST, MAPLE SHADE AVE, MEREDITH RD AND MAIN ST - The contract bid package is currently being prepared and is expected to be completed by the beginning of December 2024. It is anticipated that project will be advertised in January 2024. The budget for the contract is \$1,000,000.

15) 2024 ROADWAY IMPROVEMENTS TO ANASTASIA CT, RED CEDAR DR, LAKESIDE BLVD - The contract bid package is currently being prepared and is expected to be completed by the beginning of December 2024. It is anticipated that project will be advertised in January 2024. The budget for the contract is \$730,000.

PROJECTS READY FOR BIDDING

16) 2024 ROADWAY IMPROVEMENTS TO SOUTH BROAD ST (NORTH BOUND LANES) – The contract bid package is completed and it is anticipated that project will be advertised in January 2025. The engineer's estimate for the contract is \$1,250,000.

17) 2024 MISCELLANEOUS CONCRETE FOR PUBLIC WORKS ROADS - The contract bid package is completed and it is anticipated that project will be advertised in January 2025. The engineer's estimate for the contract is \$200,000.

18) 2024 ROADWAY IMPROVEMENTS TO ROBERTS AVE AND BEAL ST - The contract bid package is completed and it is anticipated that project will be advertised in January 2025. The engineer's estimate for the contract is \$360,000.

19) 2024 ROADWAY IMPROVEMENTS TO ERIE AVE, ROBIN DR AND JESSE DR - The contract bid package is completed and it is anticipated that project will be advertised in January 2025. The engineer's estimate for the contract is \$445,000.

20) SAFE WALKWAYS TO HAMILTON LAKES DR - The contract bid package is completed and it is anticipated that project will be advertised in January 2025. The engineer's estimate for the contract is \$260,000.

PROJECT SUBMITTED TO LOCAL AID

NJDOT FISCAL YEAR 2024 PROJECTS

STATE GRANTS – The Engineering Division has submitted the following roads for State Grants.

1. **S Broad Street Northbound Lanes** – AWARDED \$765,965
2. **Klockner Rd (Nottingham Way to Sloan Ave)** – AWARDED \$600,028
3. **Klockner Rd (US 130 to I-195)** – PENDING

TRAFFIC CALMING MEASURES

SCHILLER AVENUE (AT INTERSECTION WITH W PARK AVENUE) – Stop sign and stop bar installed at intersection to help reduce the amount of car accidents from happening.

PEDESTRIAN FLASHER PROJECT THROUGHOUT TOWNSHIP (AT INTERSECTIONS OF YOUNGS RD & COLONY DR, HUGHES & APPLGATE DR, MERCER ST & HUGHES DR, AND VETERAN'S PARK ENTRANCE ON WHITEHORSE HAMILTON SQUARE RD – Updated ADA ramps, installed solar pedestrian flashers, and traffic stripes at intersections to allow pedestrians to safely cross the street.

HUTCHINSON ST, DEERWOOD DR, AND HILLHURST AVE – Warning signs, reflectors, and "SLOW 25 MPH" pavement markings installed on Hutchinson St. "SLOW" pavement markings installed on Deerwood Dr & Hillhurst Ave.

WALNUT AVE (AT INTERSECTIONS WITH ATLANTIC, CONNECTICUT, LYNWOOD, AND NORWAY AVE)- Installed cross hatch striping and signage near corners of intersections to prevent trucks or cars parking close to the corners so residents can easily make a left or right onto Walnut Ave.

BOW HILL AND JEREMIAH AVE - Installed cross hatch striping and signage near corners of intersection of Bow Hill & Jeremiah Ave to prevent trucks or cars parking close to the corners so residents can easily make a left or right turn onto Bow Hill Ave.

LAND DEVELOPMENT SERVICES

LAND DEVELOPMENT REVIEW

- Approximately 36 reviews of Plans for Subdivisions, Site Plan and Flood Plain Relief Applications
- Review of 16 applications for Administrative Waivers
- Review of 42 Residential Grading Plans

SERVICES

- Approximately 2400 Deeds Plotted
- Job requests from other Township offices requiring more extensive and detailed work.
- Approximately 120 Flood Plain inquiries were handled
- 149 Curb and Sidewalk Permits
- 224 Driveway Permits
- 25 In Ground Pool Permit Evaluations – new 25, as-built 10
- 42 New Residential Construction Permits – new 42, as-built 64
- 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. 24-01-002 Children's Hospital Request for waiver of sign standards for the purpose of installing wall and monument signs.
2. 24-01-003 Fordham Request for waiver of fence design standards and checklist waiver for the purpose of constructing a 6' solid fence in a front yard area.
3. 24-01-004 Gennaro Salzano Request for approval of proposed minor subdivision and 2-story house on one of three proposed subdivision lots.
4. 24-02-006 Sussman Variance relief from side yard setback for the purpose of obtaining a permit for enclosing a carport (existing).
5. 24-03-007 Maria Pascual Variance relief from building coverage and checklist waiver for the purpose of constructing a 9.4' X 13.8' residential addition.
6. 24-03-009 Liquid Outdoor Media Preliminary and final site plan approval for the purpose of constructing an electronic message center (billboard) at 60' in height.

7. 24-03-011 PSEG Preliminary and final site plan approval as well as condition use approval for the purpose of constructing a 2,736 square foot regulator building and 428 square foot remote terminal unit.
8. 24-04-013 Huchko Variance relief from side yard setback, building coverage, and checklist waiver for the purpose of constructing a 5'10"X17' and 4'X10' addition.
9. 24-04-014 Mark Smith & Ed Leigh Variance relief from building coverage and for checklist waiver for the purpose of constructing a 13.6'X16' addition.
10. 24-04-015 Nile Dynamics LLC Use variance and relief from lot area, frontage, width, depth, side yard setback, rear yard setback, front yard setback, floor area ratio, impervious coverage, and required parking, for the purpose of constructing a single family dwelling.
11. 24-04-016 Nile Dynamics LLC Use variance and relief from lot area, frontage, width, depth, side yard setback, rear yard setback, front yard setback, and required parking, for the purpose of constructing a single family dwelling.
12. 24-04-017 JP Property LLC Minor subdivision approval, variance relief from existing front yard setback, lot area, lot frontage, and lot width, for the purpose of creating three lots.
13. 24-05-019 Restuccia Waiver of driveway standards for the purpose of widening an existing driveway to 32'.
14. 24-05-020 230 McAdoo Ave Major subdivision for the purpose of creating four lots.
15. 24-05-021 Hough-Mapleshade LLC Use variance for the purpose of converting an existing gas station building into a convenience store.
16. 24-05-022 356 E Franklin Waiver of pool standards and checklist waiver for the purpose of obtaining a permit for a 16'X32' above ground pool with a 7'X12' deck.
17. 24-06-023 Strachan & Pollina Use variance and variance relief from side yard setback for the purpose of legitimizing a pre-existing nonconforming use of a principal structure and cottage and constructing a 32'X34' attached garage.
18. 24-07-024 Sofraria Properties LLC Use variance for the purpose of permitting a second floor apartment.
19. 24-08-026 Edmanual Velez Request for a waiver of driveway standards, size of garage, and checklist for the purpose of obtaining permits for a 14'X28' garage and driveway widening to 34'.
20. 24-09-027 Granda Variance relief from front and side yard setback and checklist waiver for the purpose of constructing a 7'x20' front porch and 7'x20' overhang roof.
21. 24-09-028 Valverde Variance relief from side yard setback, building coverage, waiver of pool requirements, and checklist waiver for the purpose of obtaining permits for a 15'X26' sunroom and 15' above ground pool.
22. 24-09-029 Cline Waiver of driveway standards and checklist for the purpose of widening a driveway to 30'.
23. 24-10-030 Gianni Polizzi Minor subdivision approval for the purpose of creating two (2) lots.

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| 24. 24-10-031 Sharma | Variance relief from side yard setback, building coverage, and checklist waiver for the purpose of construction a 5'x24' and 4'x19' addition. |
| 25. 24-10-032 Dean Tardiff | Use variance for the purpose of reconstructing and expanding an existing residential structure. |
| 26. 24-11-033 Aqua New Jersey | Preliminary and final site plan for the purpose of constructing a 1,241 square foot addition of a PFAS water treatment building. |
| 27. 24-11-034 Aqua New Jersey | Preliminary and final site plan and conditional use variance for the purpose of constructing a 1,968 square foot addition of a PFAS water treatment building. |
| 28. 24-11-035 Aqua New Jersey | Preliminary and final site plan for the purpose of constructing a 320 square foot PFAS water treatment building. |
| 29. 23-12-040 Hamilton Dvpt. LLC | Preliminary and final site plan approval and variance relief from impervious coverage. |
| 30. 23-11-034 810 Hughes Drive | Minor subdivision approval and variance relief from lot frontage, depth and width, for the purpose of creating three (3) lots. |
| 31. 23-04-008 Fortune Builders LLC | Preliminary and final site plan and variance relief from impervious coverage. |
| 32. 23-12-041 Mesivta Oh Yisroel, Inc. | Use variance for the purpose of converting an existing building to a school dormitory. |
| 33. 23-12-042 Estuardo Naula | Minor subdivision approval. |
| 34. 23-10-030 GW Ventures LLC | Proposed minor subdivision, and existing front yard setback. |
| 35. 23-12-039 Montagna | Variance relief from side and rear yard setback, building coverage, and checklist waiver, for the purpose of constructing a 12'X25' shed. |
| 36. 22-10-024 Teevee, LLC | Major subdivision, preliminary and final subdivision approval, for the purpose of creating four (4) lots. |

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 in 2022, and, during its 2024 annual re-certification, Hamilton Township maintained 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 initially provided 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 would be installed on the principal spillway riser to reduce the potential for the blockage of the orifice by trash and debris. Changes during the design, however, have led to a current plan to: place an asphalt overlay to raise the existing dam crest per NJDEP dam safety criteria; place riprap wave protect along the upstream dam embankment; repair cracks and spalling at the concrete impact basin; remove the existing embankment drain system, install a filter diaphragm at the downstream end of the existing PSW conduit; and install a new toe drain along the

downstream embankment toe on both sides of the PSW outfall. 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 120 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:

- Installation of various traffic signs throughout township
- Increased caution signage and "Slow" pavement markings on Mercer Street near Flock Road.
- Proposed pedestrian improvements on Whitehorse Mercerville Rd. Project includes sidewalk, curb, and updated ADA ramps.
- Youngs Road & Colony Drive: School bus stop crosswalk with flashing signals
- Hughes Drive & Applegate Drive: Pedestrian crosswalk with flashing signals and ADA ramps
- Mercer Street & Hughes Drive: Pedestrian crosswalk with flashing signals and ADA ramps
- Veteran's Park at Whitehorse Hamilton Square Road: Pedestrian crosswalk flashing signals
- Schiller Avenue: Multi-way stop sign and stop bar.

- Speed limit reductions to County roads: Resolutions of support for Nottingham Way, South Broad Street/Yardville Allentown Road, Edinburg Road, and South Broad Street/Church Street, various speed limits.
- Speed limit reduction: Old York Road from 50MPH to 40MPH.
- Hutchinson Road: Warning signs, reflectors, and "SLOW 25 MPH" pavement markings
- Deerwood Drive and Hillhurst Avenue: "SLOW" pavement markings
- South Clinton & Redwood, Fetter, and Woodside : Designs prepared for flashing stop signs
- South Clinton & Maddock: Design prepared for overhead flashing red/yellow beacon signal
- West Park Ave/Pitman Avenue: Design prepared for flashing speed sensor and "SLOW" pavement markings
- Veteran's Park at Kuser Road: Design underway for pedestrian crosswalk flashing signals

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 2024, evaluations did not result in installation of speed humps; however, "Slow" pavement markings were constructed on Deerwood Dr, Hillhurst Ave, and Hutchinson St to reduce speeding.

MISCELLANEOUS PROJECTS

The Division of Engineering has performed many miscellaneous projects that 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, Comcast, Aqua). 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 120 inquiries for residents and other concerned parties in year 2024 upon request. Some of the letters were for LOMA application which is free.
3. Transfer of Properties/Deed Plotting - During the past year approximately 2400 properties were involved in changes of ownership. This Division has been responsible for recording all these changes with 900 being recorded by new owners' request.

4. Curb & Sidewalk Permits - There were 149 permits issued for the construction of new or replacement curb and/or sidewalk. This Division was involved in the review of several grade designs for residents and provided assistance in resolving various conditions.
5. Driveway Permits – There were 224 driveways and/or paving permits issued.
6. Reproduction (Printing) - This division made approximately 1400 prints. Of these, approximately 725 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 36 applications for completeness 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 are routinely completed such as street maps, event maps and school 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 2024, 42 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 25 grading plans reviewed in year 2024 for in-ground pools.
12. Land Development Bonds - All Bond Estimates are checked for the amount, and monitored for expiration.
13. Police Assistance – The Police Department defers to the Engineering Division for review of warrant for speed humps and traffic calming. The Engineering Division routinely reviewed speed sensor data, roadway widths, and visibility issues.
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 16 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 are created in GovPilot for sheds, fences, 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 290 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. Approximately 1000 applications were scanned and uploaded into Laserfiche in 2024.

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.

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. Continually review and revise, as needed the Stormwater Pollution Prevention Plan (SPPP).
2. Continually review and revise, as needed the Municipal Stormwater Management Plan (MSWMP).
3. Continue to enforce the Stormwater Controlled Ordinance (SCO) and a number of mini-ordinances such as pet wastes, illicit connection, waste collection, etc.
4. The Township is up to date with Annual Reports for the Stormwater Program.
5. Continue to ensure the new storm sewer inlet design standards and details, retrofitting the existing storm sewer inlets are met and adhered too.
6. Continuing to locate 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) and review of Illicit Discharge reports performed by Rutgers University.
8. Webinars 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.
11. Revised and adopted the Stormwater Maintenance Ordinance to improve and meet compliance requirements.

12. Passed updated flood prevention ordinances through Council for increased flood protection for Hamilton residents.

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 230 inspection reports, and 4 basin owners were summoned to court to 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 and referenced numerous times in 2024.

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.

SEE CLICK FIX, AND OPRA REQUESTS

During the 2024 year, Hamilton Township utilized See Click Fix for its online service request/inquiry software. Personnel from Engineering Division have attended training, and the program is fully utilized for residential concerns. Additionally, 133 OPRA requests were submitted through the Engineering Division.



Hamilton Township

Department of Community & Economic Development

Engineering Division 2024 Project Photos

Commercial & Roadways



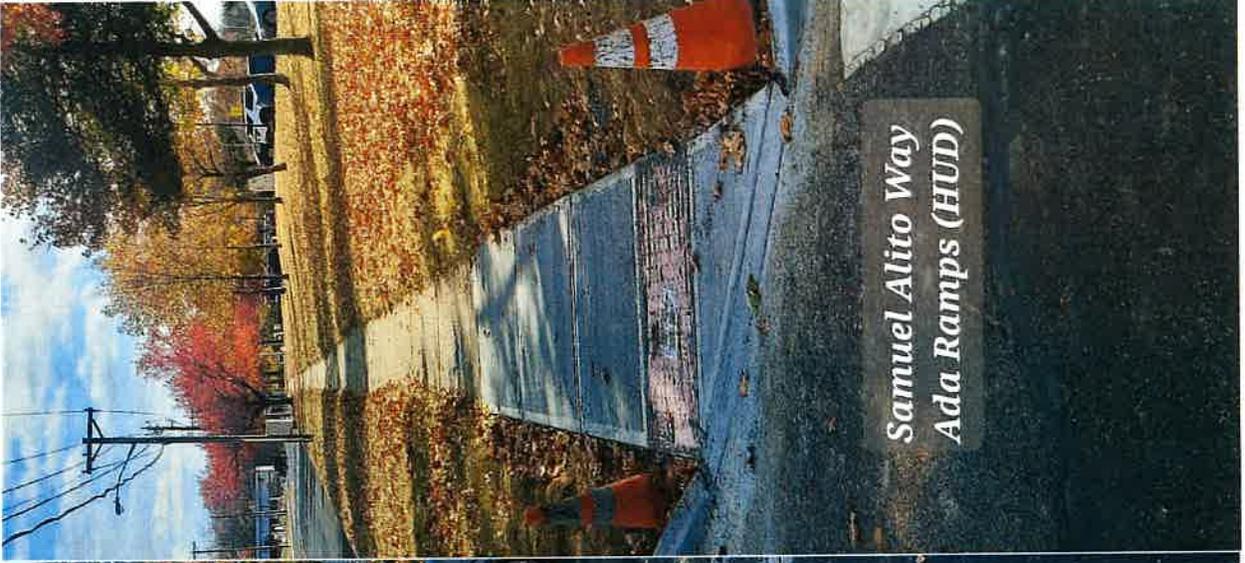
Englewood Blvd
Capital
Improvements

SLOW

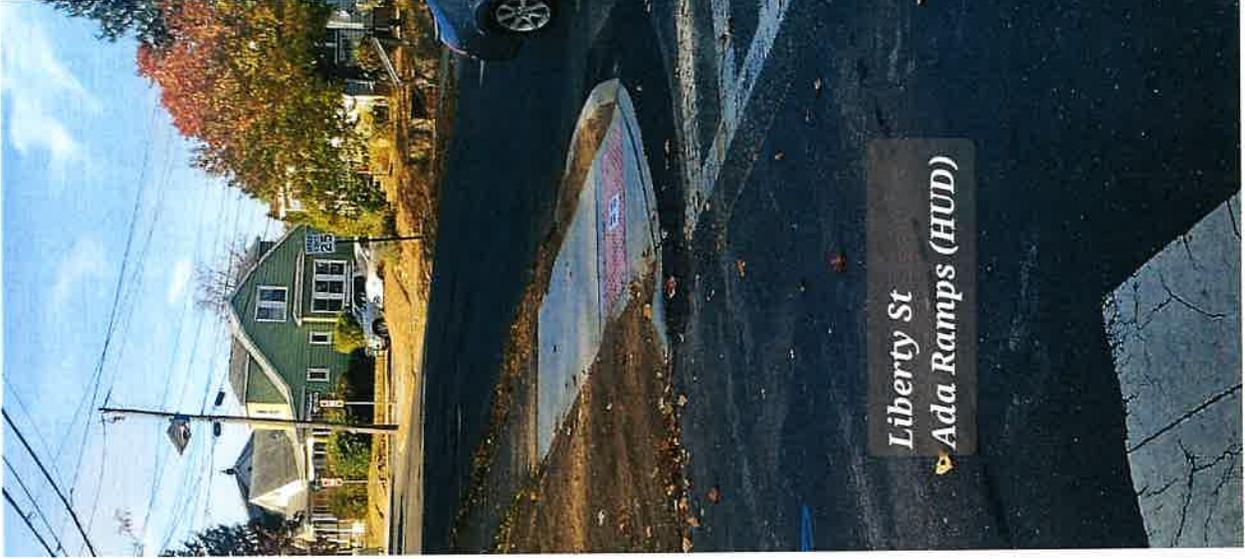


Habit Burger
Route 33

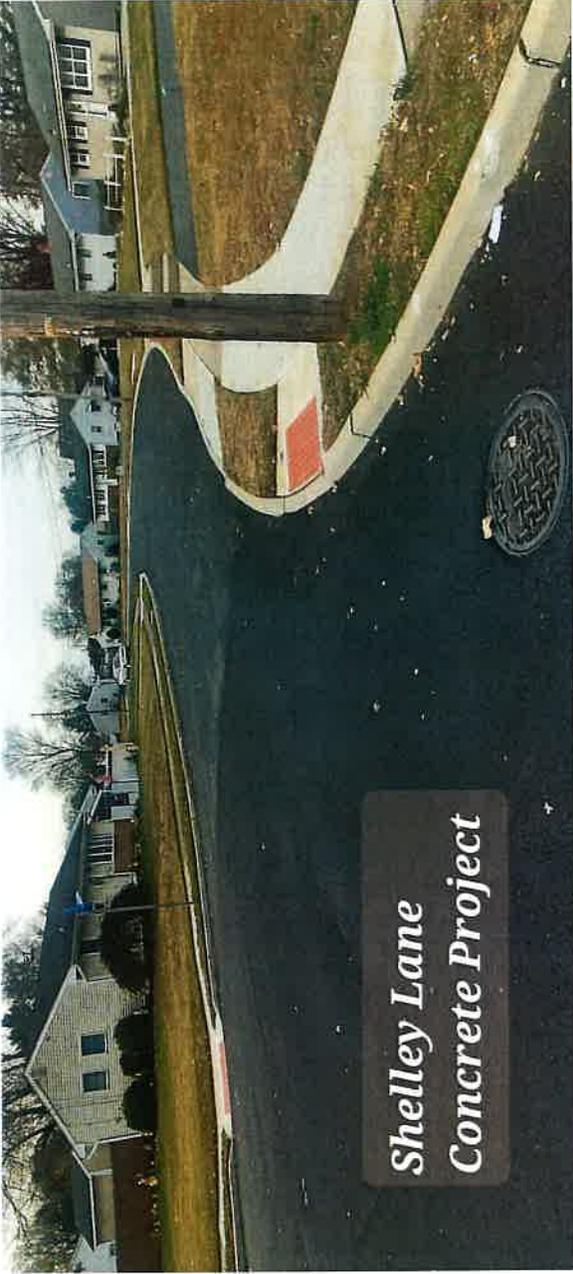




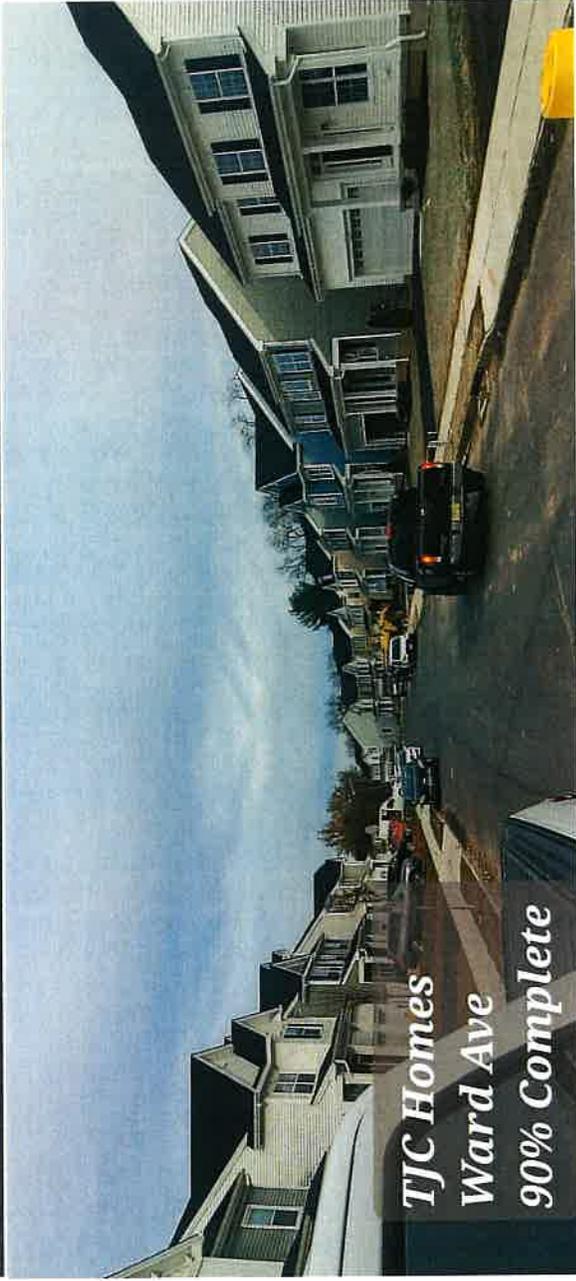
*Samuel Alito Way
Ada Ramps (HUD)*



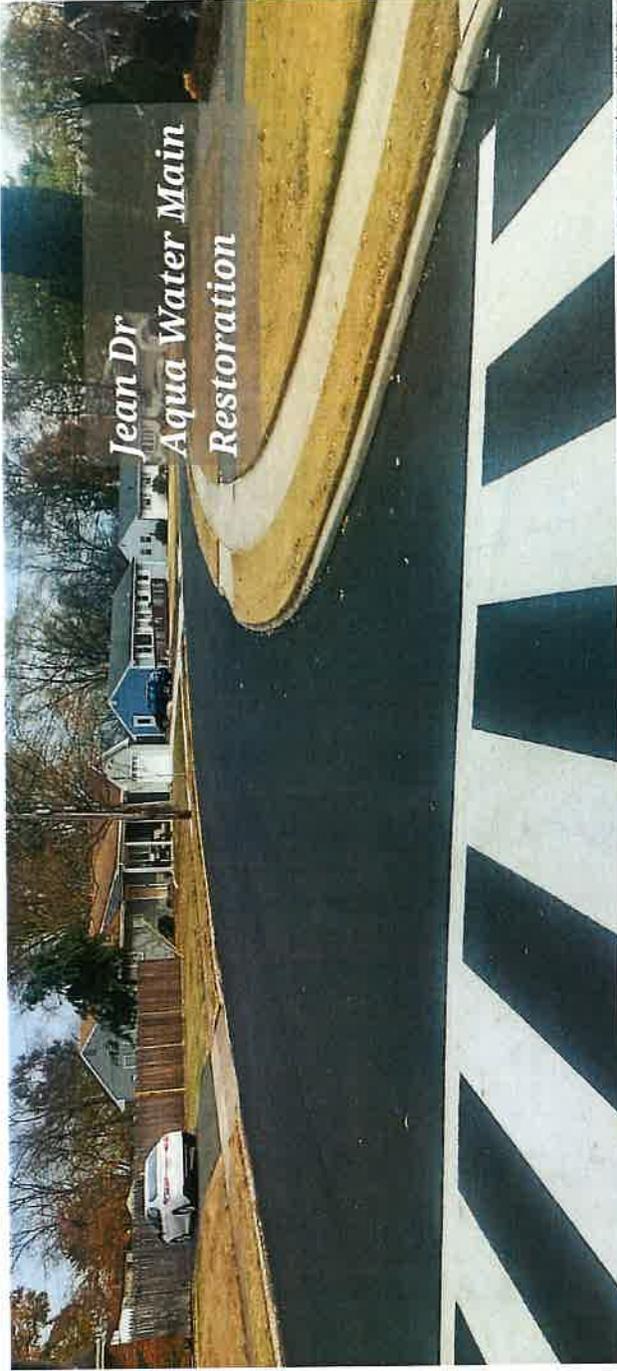
*Liberty St
Ada Ramps (HUD)*



*Shelley Lane
Concrete Project*



*TJC Homes
Ward Ave
90% Complete*

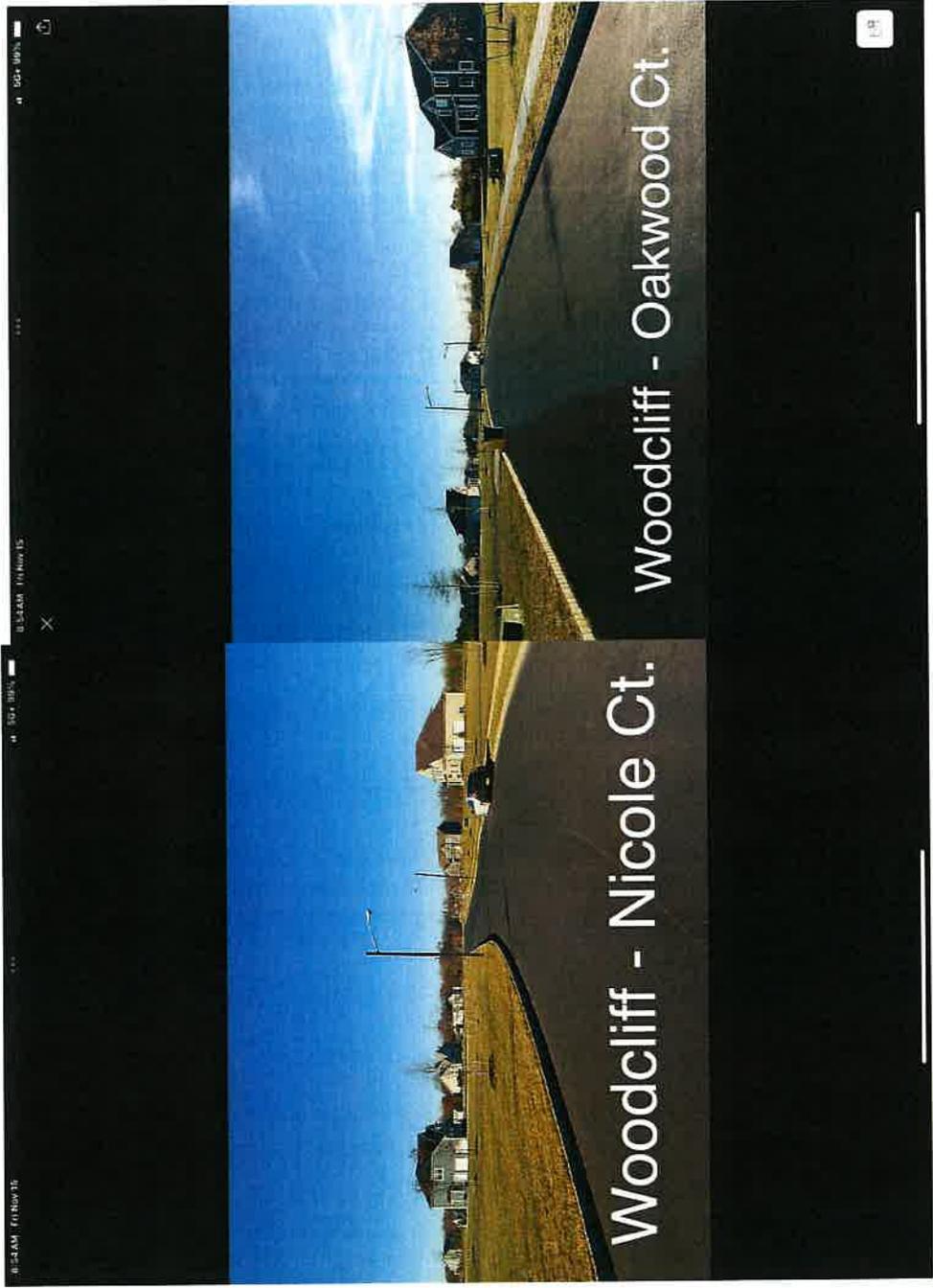


*Jean Dr
Aqua Water Main
Restoration*



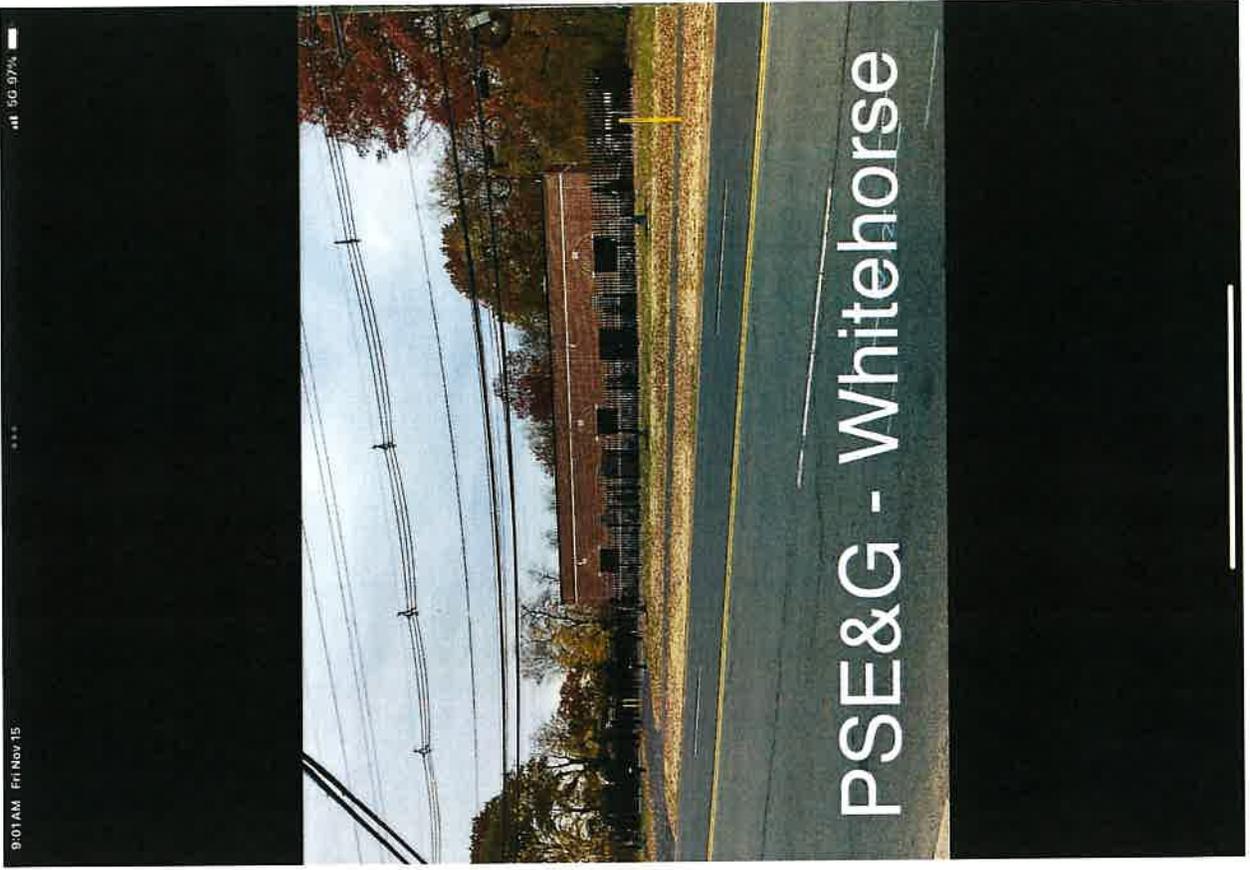
*Matthew Dr
Aqua Water Main
Restoration*



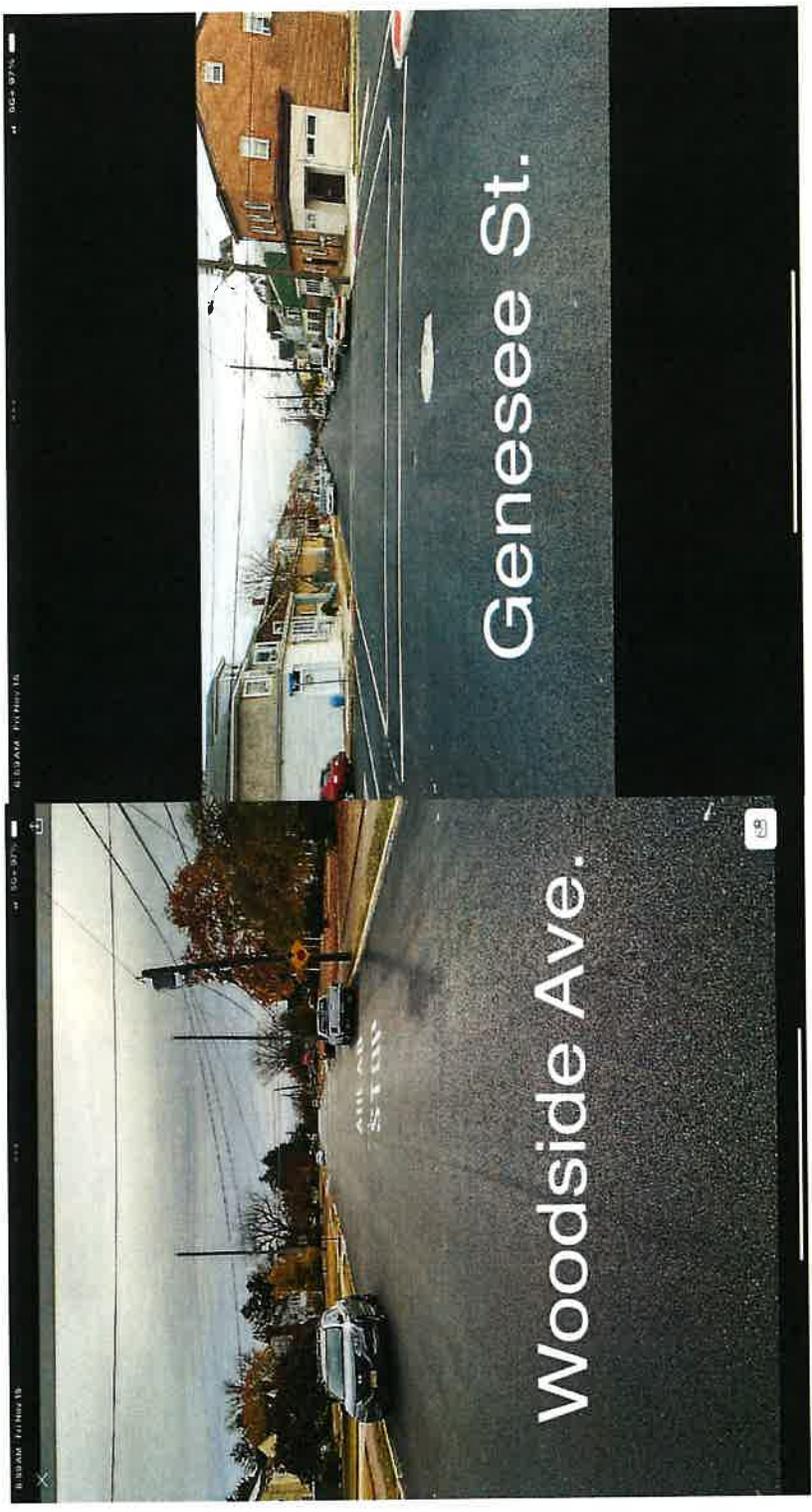


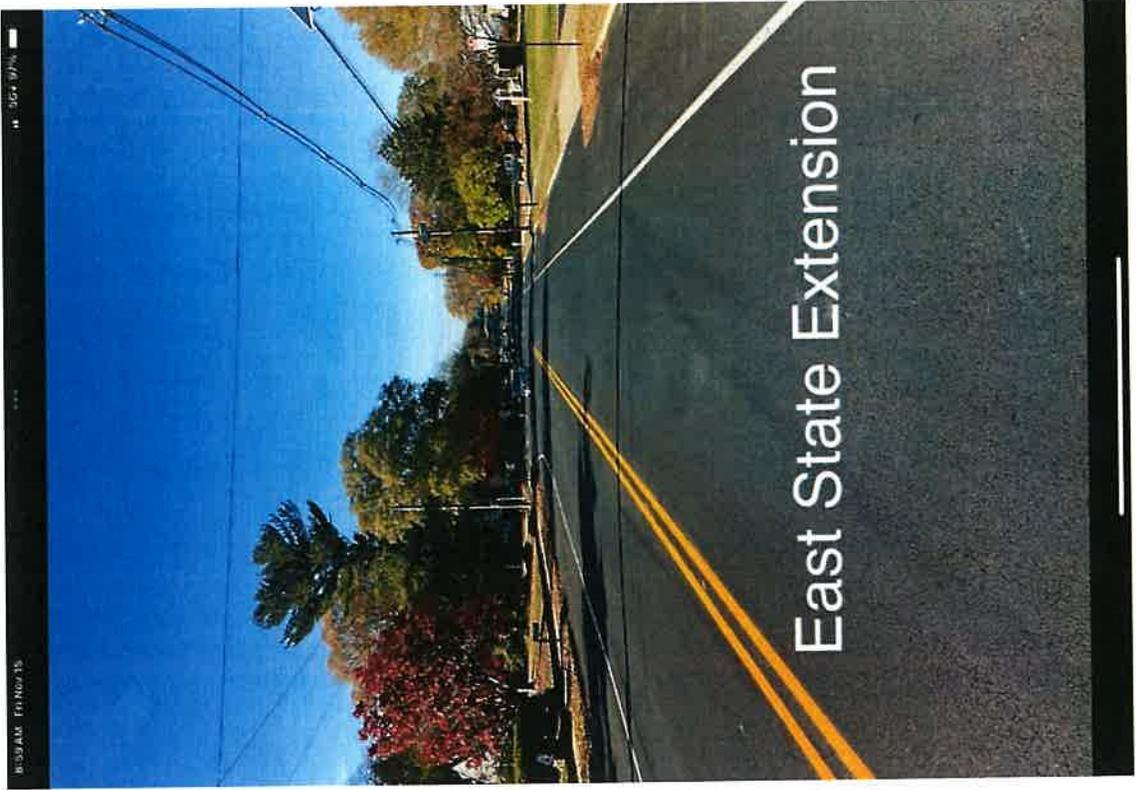


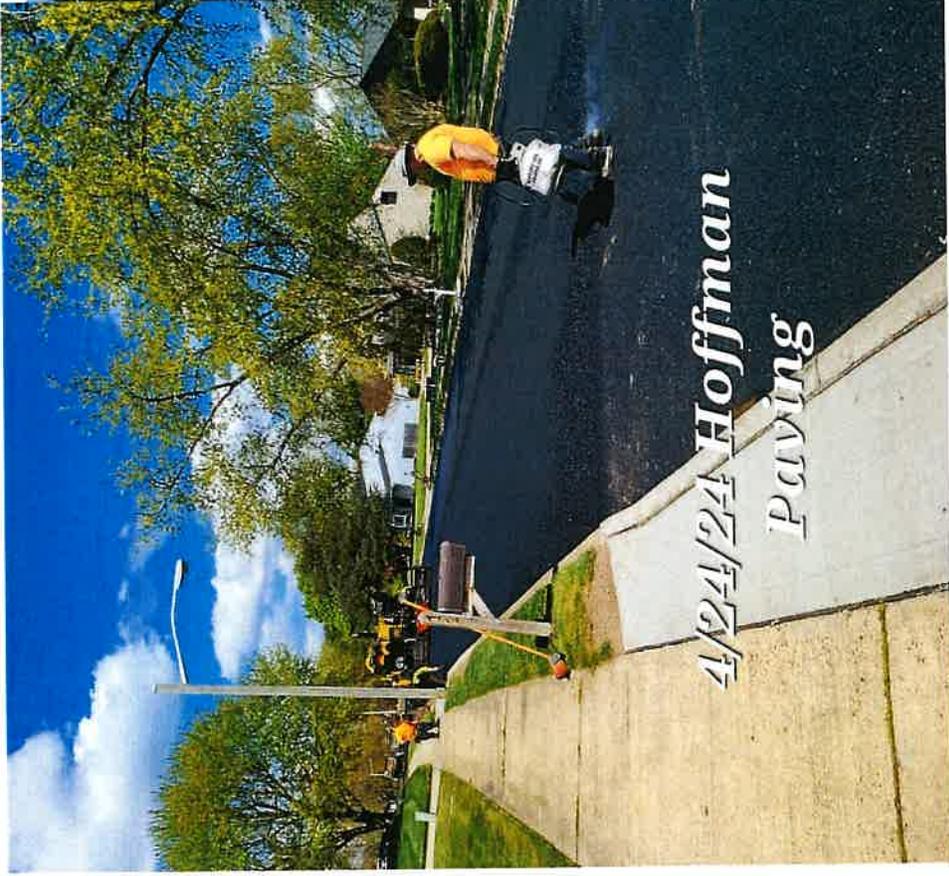




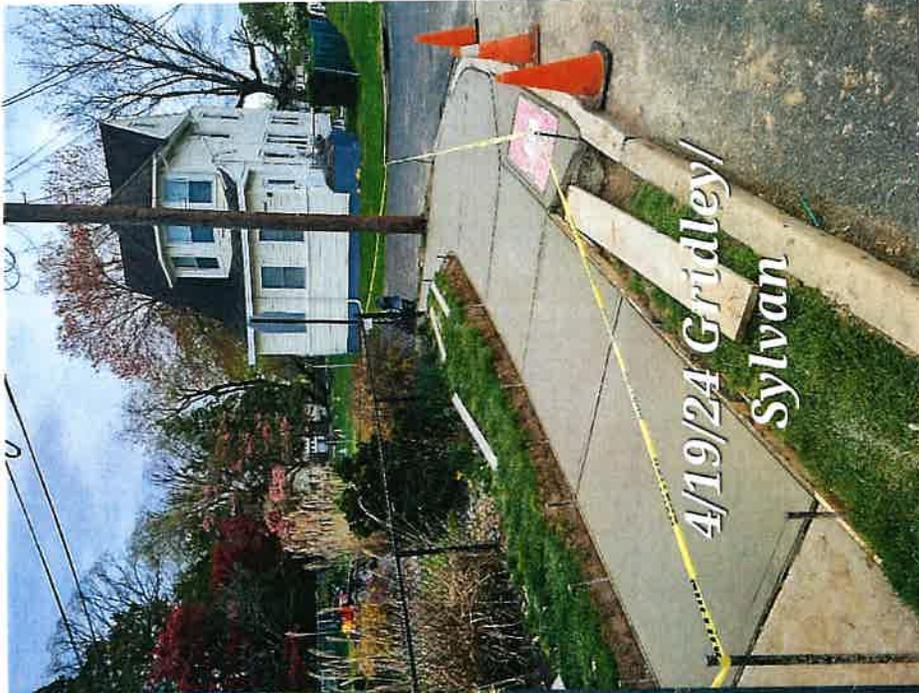








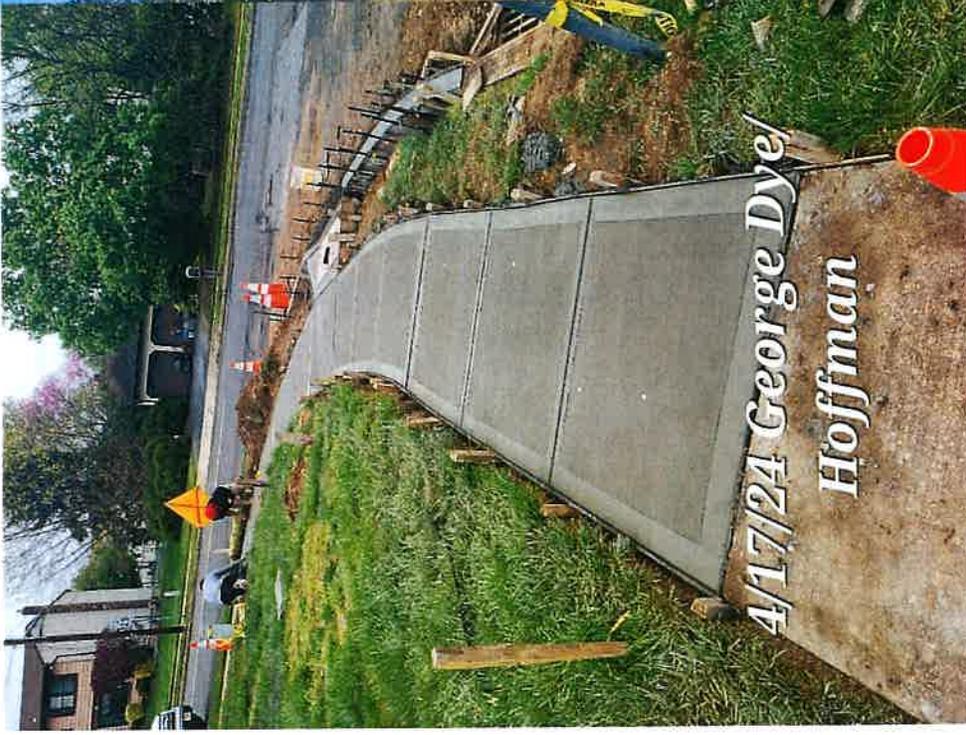
4/24/24 Hoffman
Paving



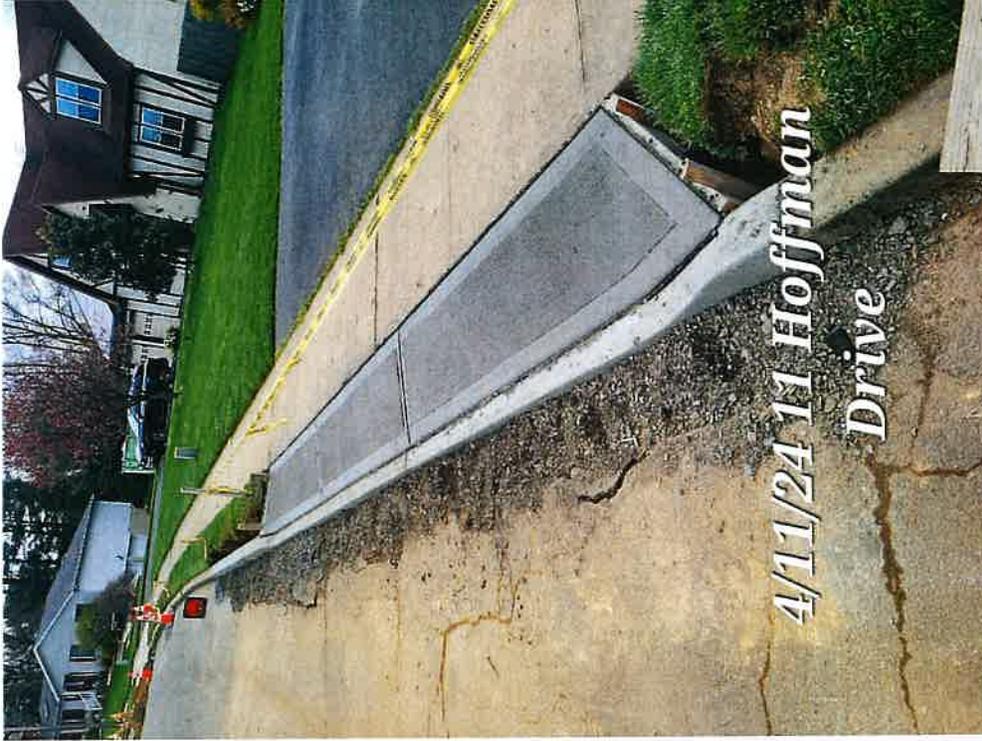
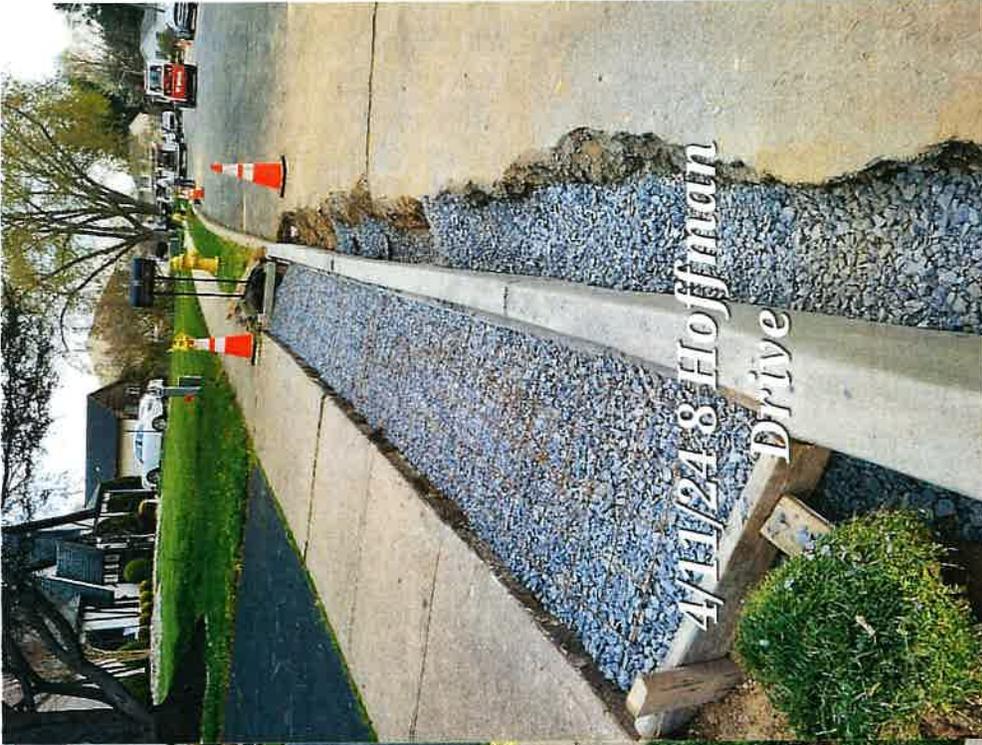
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Sylvan



4/16/24 2 Hoffman Drive

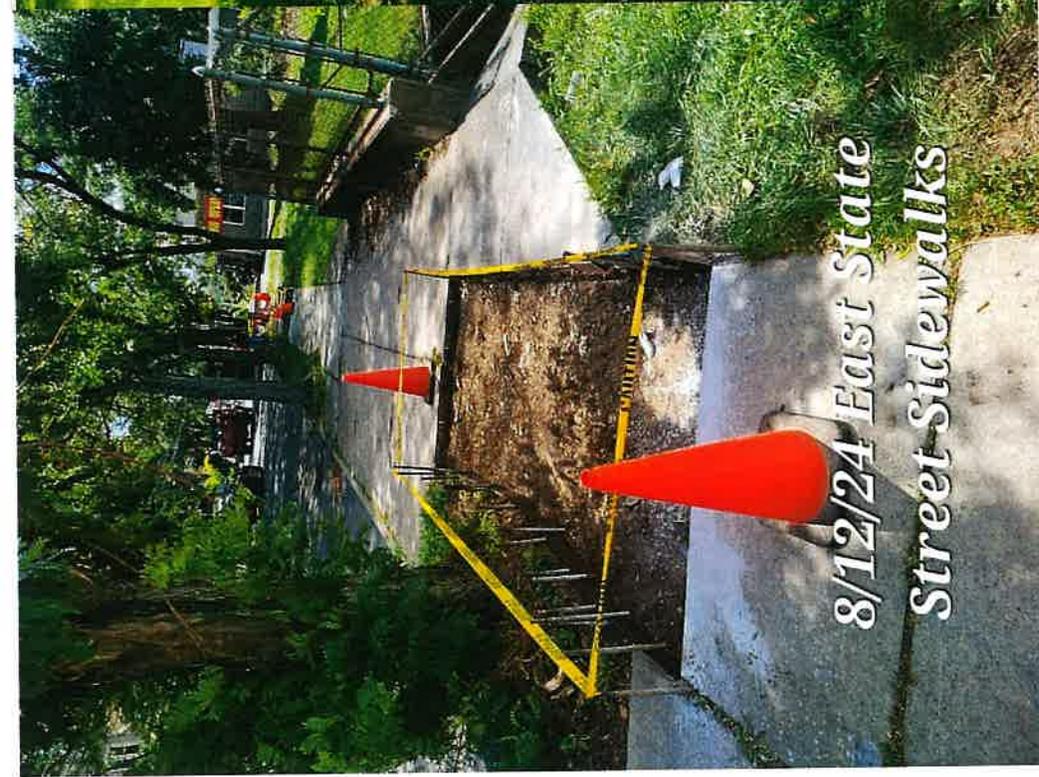
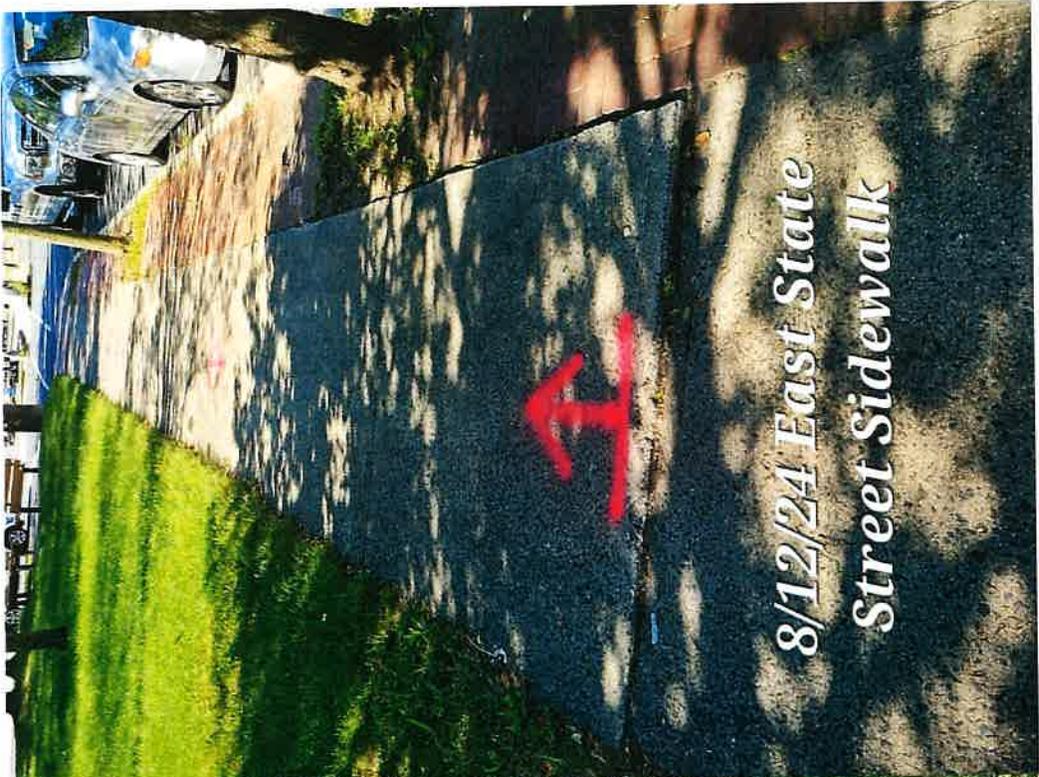


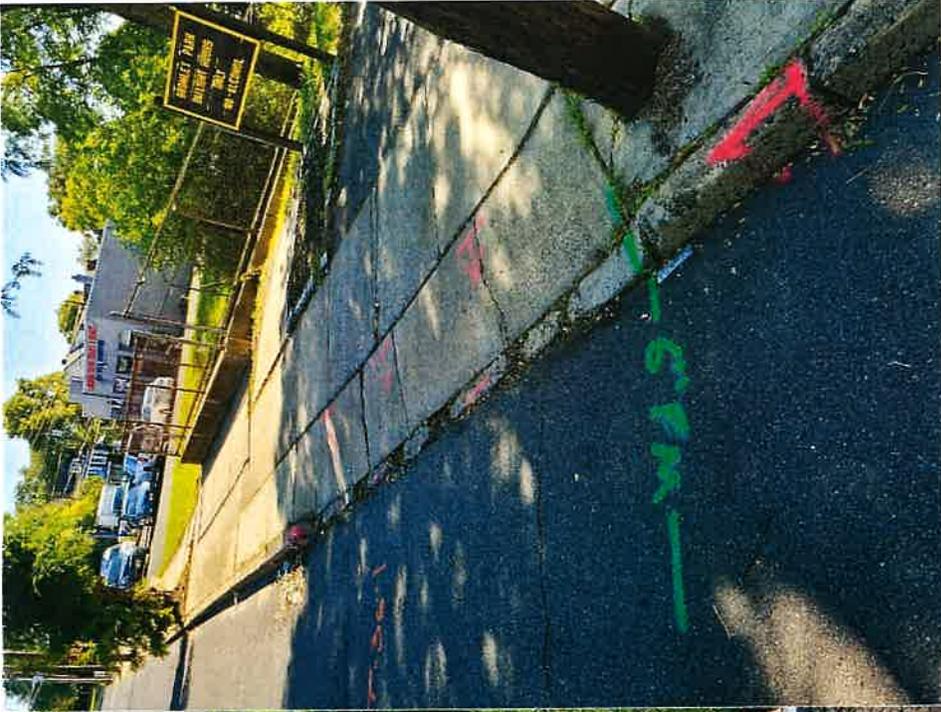
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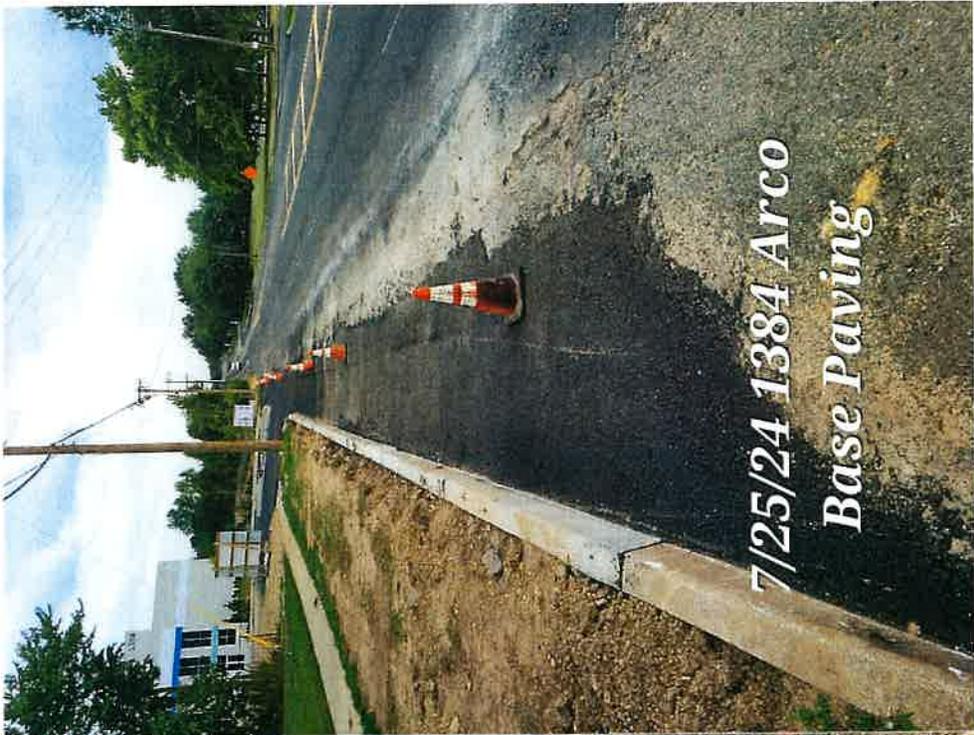


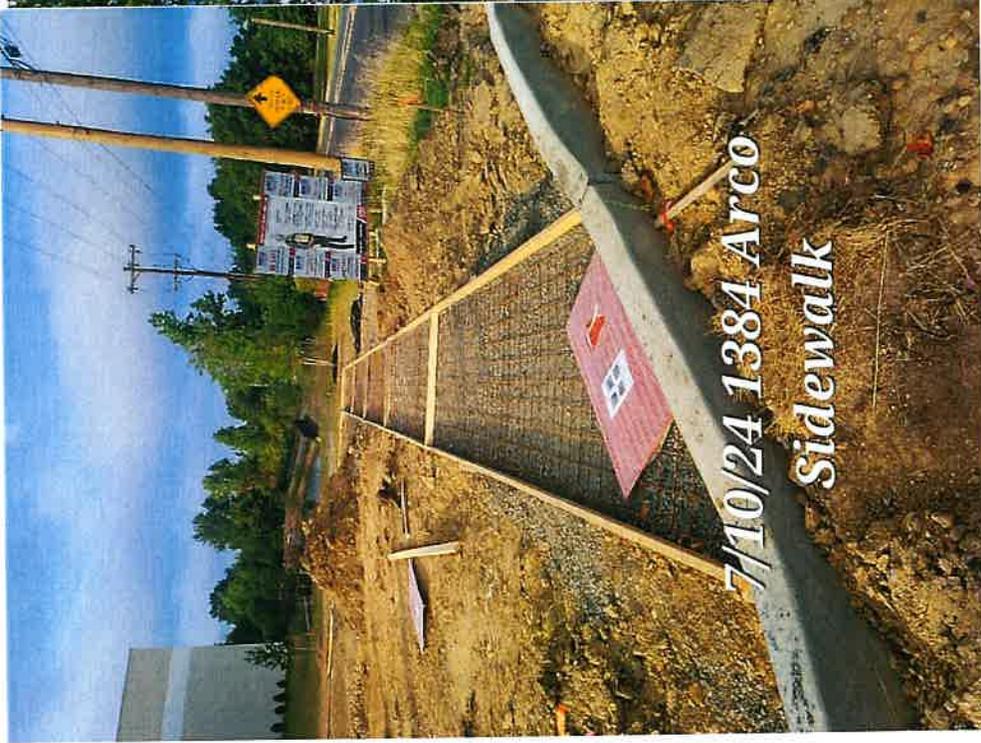


8/23/24 East State
Street Sidewalk



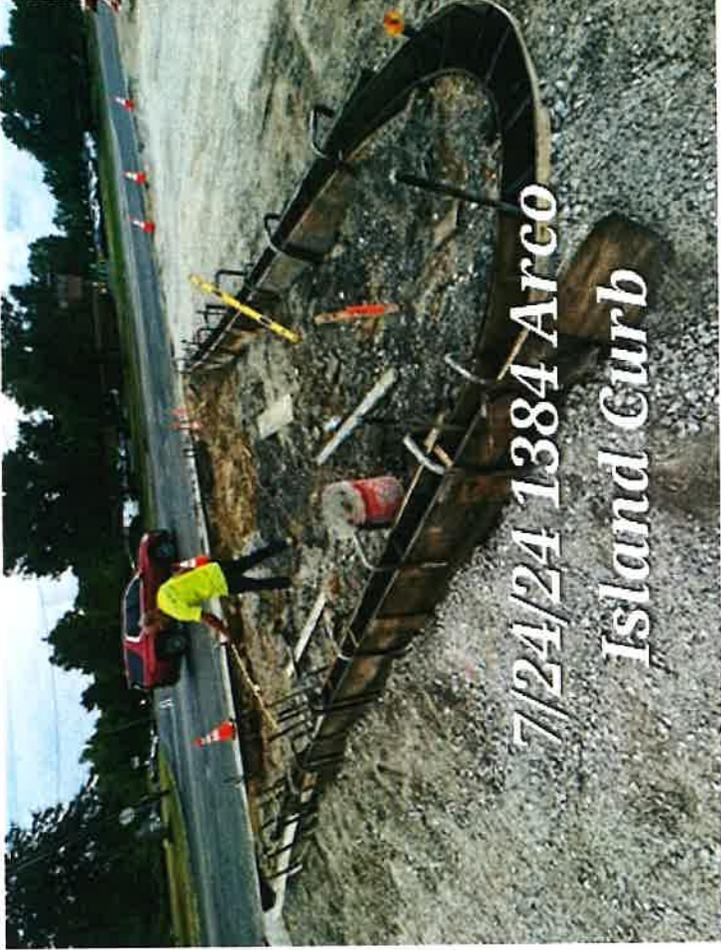








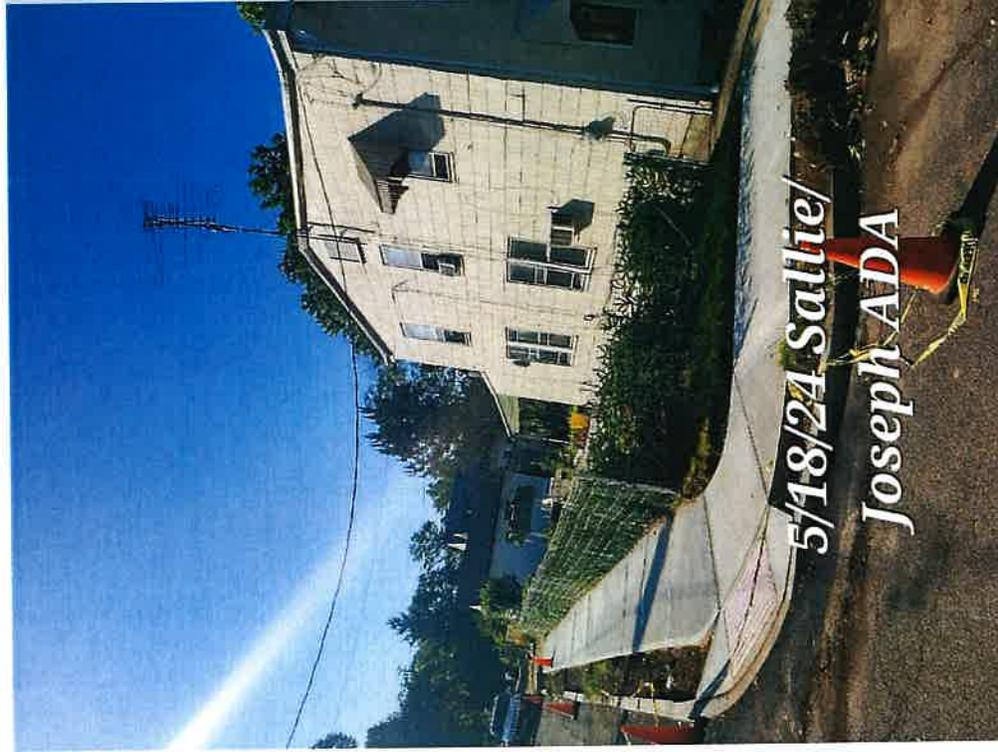
6/26/24 1384 Arco
Curb



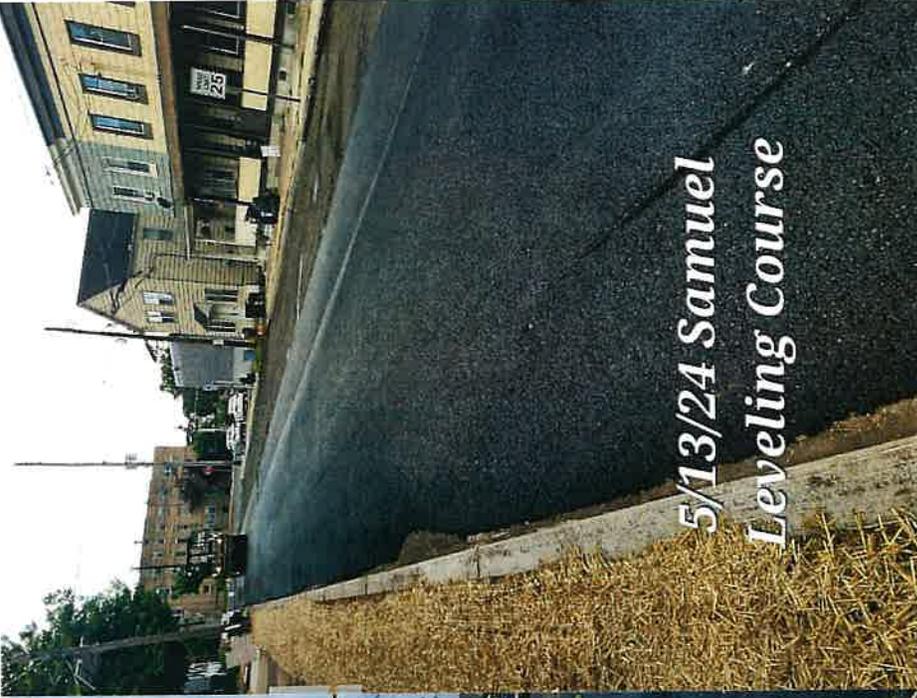
7/24/24 1384 Arco
Island Curb



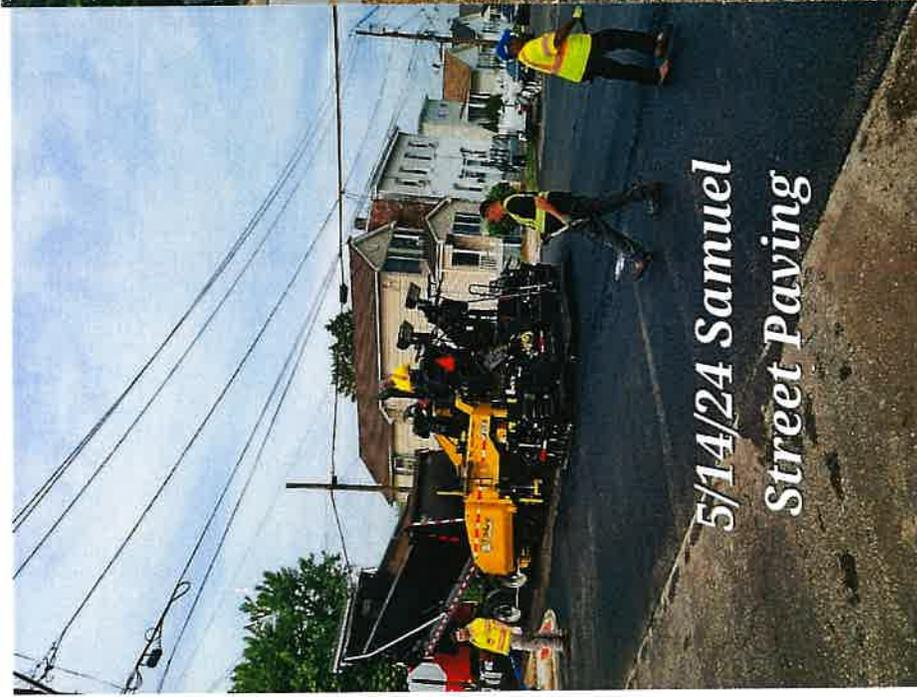
*5/14/24 Samuel
Street Paving*



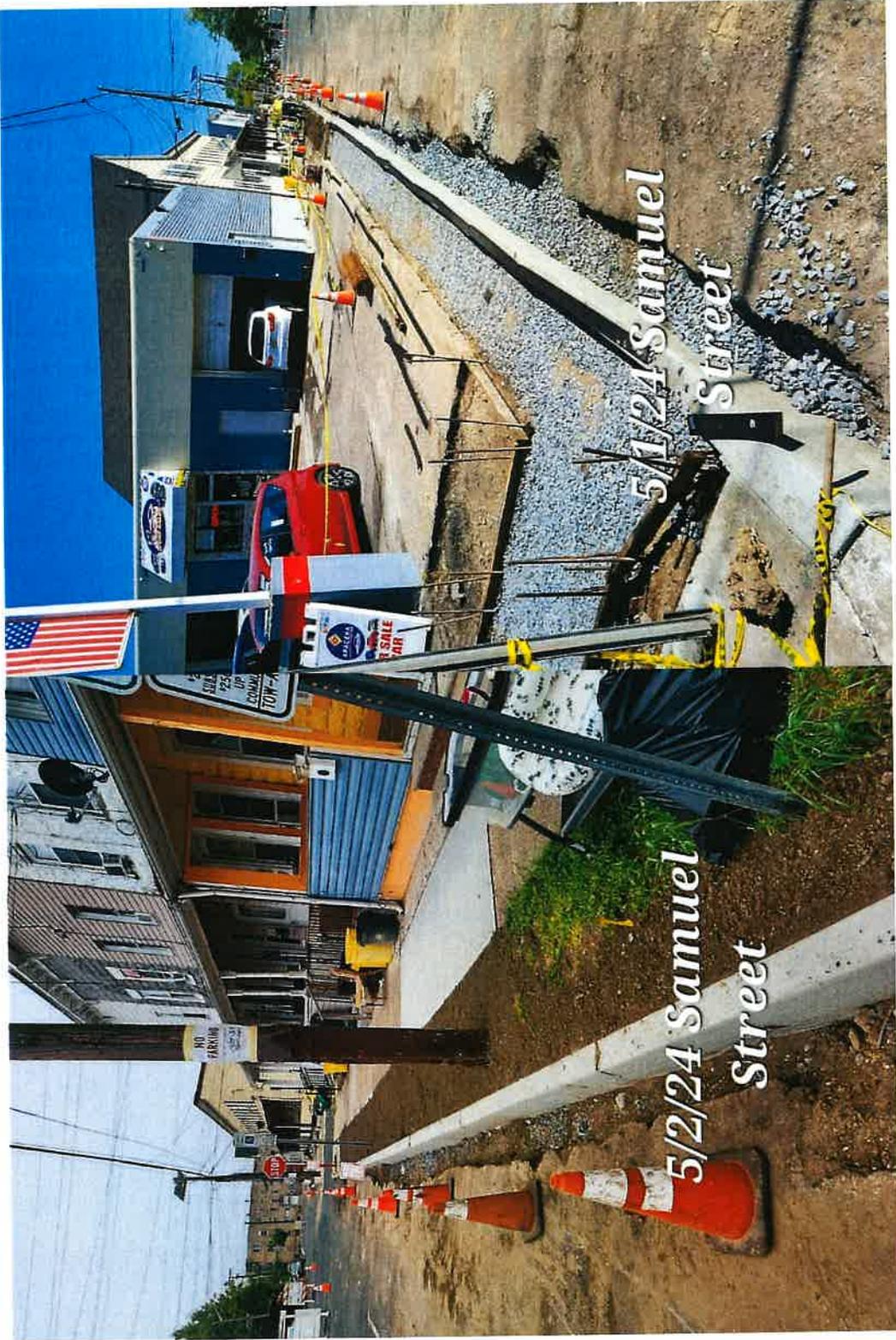
*5/18/24 Sallie/
Joseph ADA*



*5/13/24 Samuel
Leveling Course*



*5/14/24 Samuel
Street Paving*



5/2/24 Samuel Street

5/1/24 Samuel Street

Land Use Office
Annual Report
2024

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. 91 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 38 new Zoning & Planning Board applications in 2024. 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 five 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 2024 the staff attended, 10 meetings of the Zoning Board of Adjustment, and 15 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 2024. 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.

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 2024, 12 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 2024, 6 preconstruction meetings were held.

PRE-CONSTRUCTION MEETINGS UPDATED DECEMBER 10, 2024					
APPLICATION #	OWNER/APPLICANT	LOCATION	DESCRIPTION	SQ.FT.	MEETING DATE
20-10-039A	HEWITT ST. SQ. LLC	11 HENRY ST	prelim/final site plan - self storage & freestanding	(60,525s ft - 8 buildings	3/21/2024
23-03-007	6 YOUNGS RD LLC	6 YOUNGS RD	expand		3/14/2024
22-04-008A	PR III/LEG Hamilton Industrial LLC	825 SLOAN AVE	Final site plan warehouse	420,024 sq. ft.	6/5/2024
19-04-016A	HARVEST 787 Rt 33	787 RT 33	Final site plan	5,500 sq. ft	7/10/2024
22-11-027	Genesis Biotechnology Campus, LLC/Sherute	4000 WATERVIEW DR	166 residential apartments		8/22/2024
22-11-028	1437 East State St LLC	1437 EAST STATE ST	addition to existing	147,610 sq. ft addition	9/5/2024

Subsequent to construction the LUO coordinates and processes requests for bond reduction and release. In 2024, 46 requests were processed to council. Requests are distributed to Public Works and the Divisions of Planning and Engineering for site inspections.

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

There is a continuing effort to improve the work of this office. To that end there are several goals for 2025.

- 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.



HAMILTON TOWNSHIP
HOUSING AUTHORITY
2024 ANNUAL REPORT

Hamilton Township Housing Authority

Consist of 2 Departments Housing Choice Voucher Program (formally known as Section 8 Program) and Community Development Block Grant (CDBG)

Housing Choice Voucher Program

The Housing Assistance Payments (HAP) monthly amount is based on what is reported electronically on a month bases into the Voucher Management System (VMS) provided to HUD.

The Hamilton Township Housing Authority has a total of 193 vouchers and we average anywhere from \$150,000 to \$168,000 a month in Housing Assistance Payments (HAP).

The Administration Fees (AF) are anywhere between \$19,000 to \$20,600 a month. These funds are used for salaries, training and supplies to support our daily function.

The Emergency Housing Voucher (EHV) Program has a total of 11 vouchers and we average anywhere from \$9,600 to \$11,000 a month.

The Emergency Housing Administration Fees are anywhere between \$700 to \$1,600 a month bases on the entries into (VMS) Voucher Management System.

Community Development Block Grant Program (CDBG)

The Community Development Block Grant Program (CDBG) received funding of \$618,997.00 for FY2023, designated for CY2024. To date, \$424,943.40 has been utilized, leaving a remaining balance of \$194,053.00. With additional fees carried over from prior years, the CDBG has successfully financed numerous projects and activities in 2024.

Grant Administration - \$123,568.40

The funding from the Grant Administration was used for salaries, consultant fees, and training seminars. In addition, it enabled the purchase of Neighborly Software to oversee the Housing Rehabilitation Program.

Bromley Center Public Service-\$59,387.85

Provided food distribution to low/moderate income families, covered staffing salaries, held summer camp, and planned holiday events for the community.

Wilson Center Public Service-\$26,175.27

Assisted families with back rent and utility costs to prevent eviction and/or utility shut-offs. They also held a Backpack Giveaway and Santa Workshop Toy Giveaway for the families in the community.

Arm In Arm Public Service-\$27,940.39

Provided one-time assistance with back rent, utilities payments and payment plan implementation, mortgage payment, security deposit/rapid re-housing to overcome an isolated financial crisis.

Hamilton YMCA-Public Service-\$40,000

Provided a fun filled summer camp to low/moderate income families.

Fan Favorite Youth Camp-\$21,742.00

Provided a secure safe space for youth ages 8-18 to develop social skills, receive educational assistance, and enhance their basketball skills.

Housing Rehabilitation Program Assistance & Administration Fees-\$149,587.50

Provided Housing Rehabilitation funding for the follow properties:

- 972 Klockner Road
- 132 Eaton Avenue
- 2345 South Broad Street
- 24 Dunmoor Court
- 15 Moffat Avenue
- 3355 Nottingham Way

Road & Pedestrian Improvement Funding- \$353,560.74

Provided funding to the Engineering Department to improve streets, curb, and sidewalks in CDBG areas.

- Samuel Street
- East State Street
- Various ADA Curb/Sidewalks

ATTACHMENTS

- Bromley Summer Lunch Program
- YMCA Summer Camp
- Wilson Center Backpack Giveaway
- Samuel Street Road Improvements
- East State St. Pedestrian Improvements
- ADA Curb/Sidewalk Improvements



CYO FREE LUNCH PROGRAM

HAMILTON RESIDENTS ONLY - MUST SHOW PROOF OF RESIDENCY

JUNE 26 - AUGUST 18

**AGES 5 TO 14 YEARS OLD
MONDAY-FRIDAY 12 PM - 2 PM**

JOHN O. WILSON
CENTER

BACKPACK GIVEAWAY

GIRLS



JOHN O. WILSON
CENTER

BACKPACK GIVEAWAY

BOYS





NO SMOKING













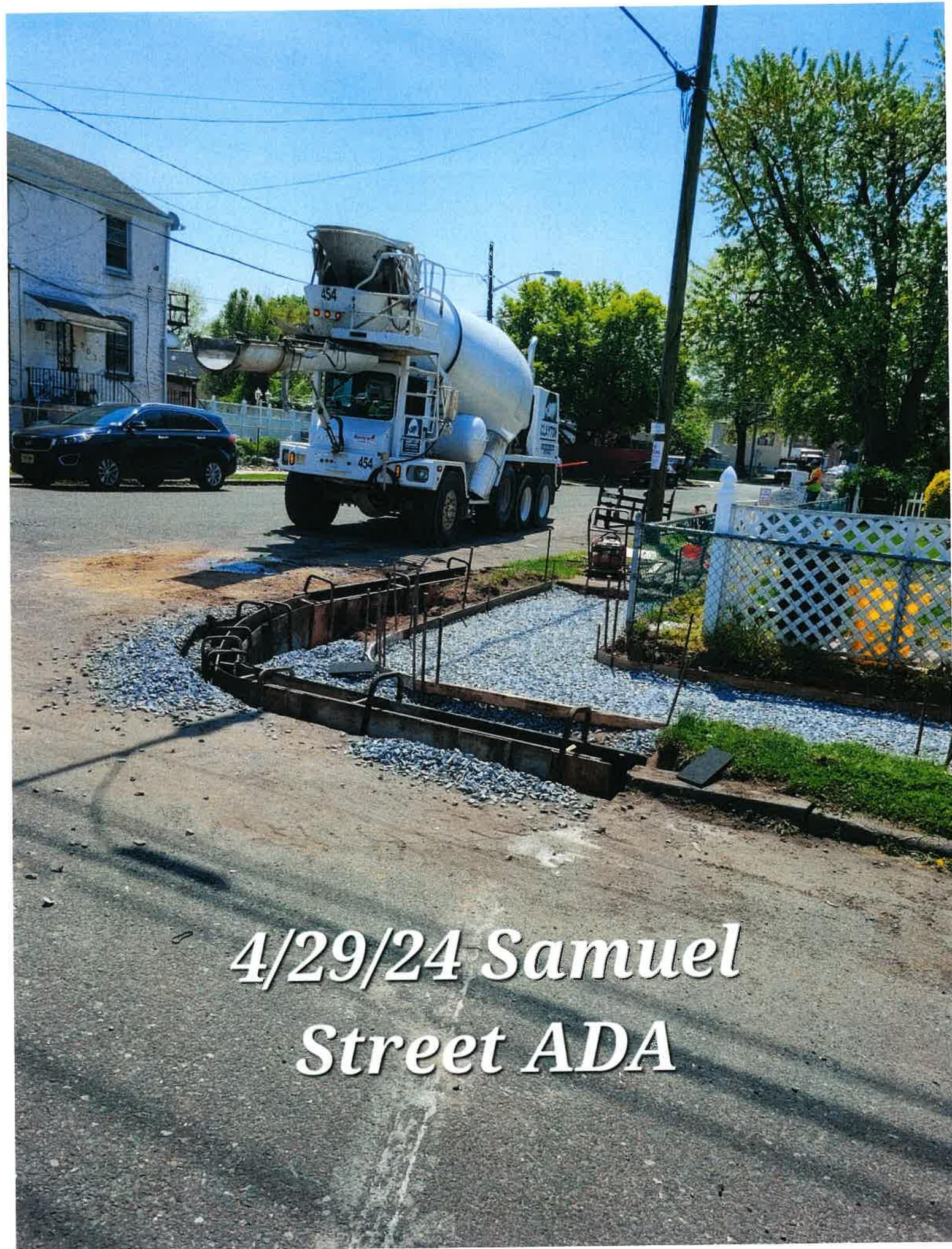
*5/13/24 Samuel
Street Milling*



*5/1/24 Samuel
Street*



*4/30/24 Samuel
Street*



*4/29/24 Samuel
Street ADA*



*5/14/24 Samuel
Street Paving*



*5/14/24 Samuel
Street Paving*



*8/12/24 East State
Street Sidewalk*



*8/12/24 East State
Street Sidewalk*



*8/12/24 East State
Street Sidewalks*



BROMLEY PARK
DAYLIGHT HOURS
ONLY
NO ACCOMOD

1-36-1

1-6-FW







BRIMLEY PARK
DAYLIGHT HOOD
ONLY
NO ALCOHOL



*8/23/24 East State
Street Sidewalk*



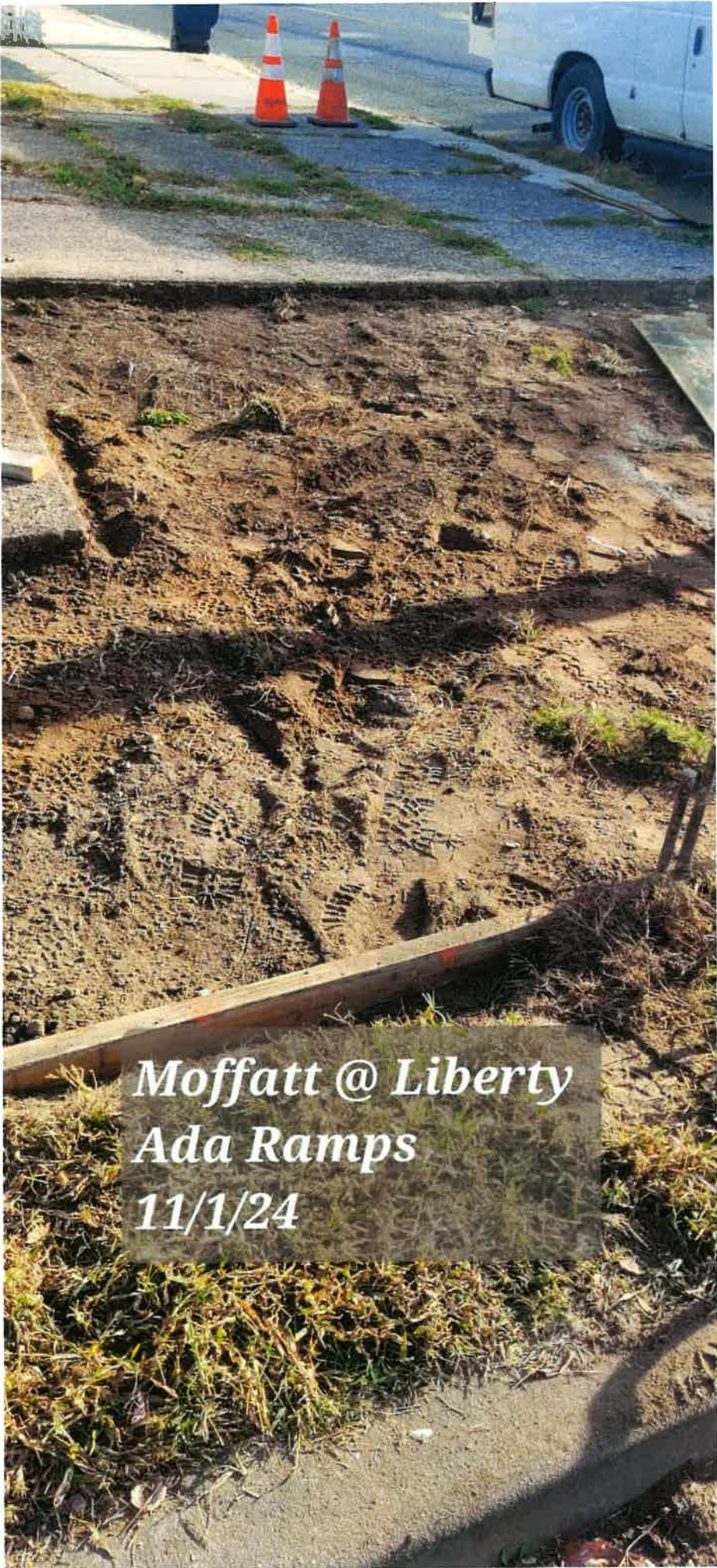
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Stret Sidewalk*



*8/22/24 East State
Street*

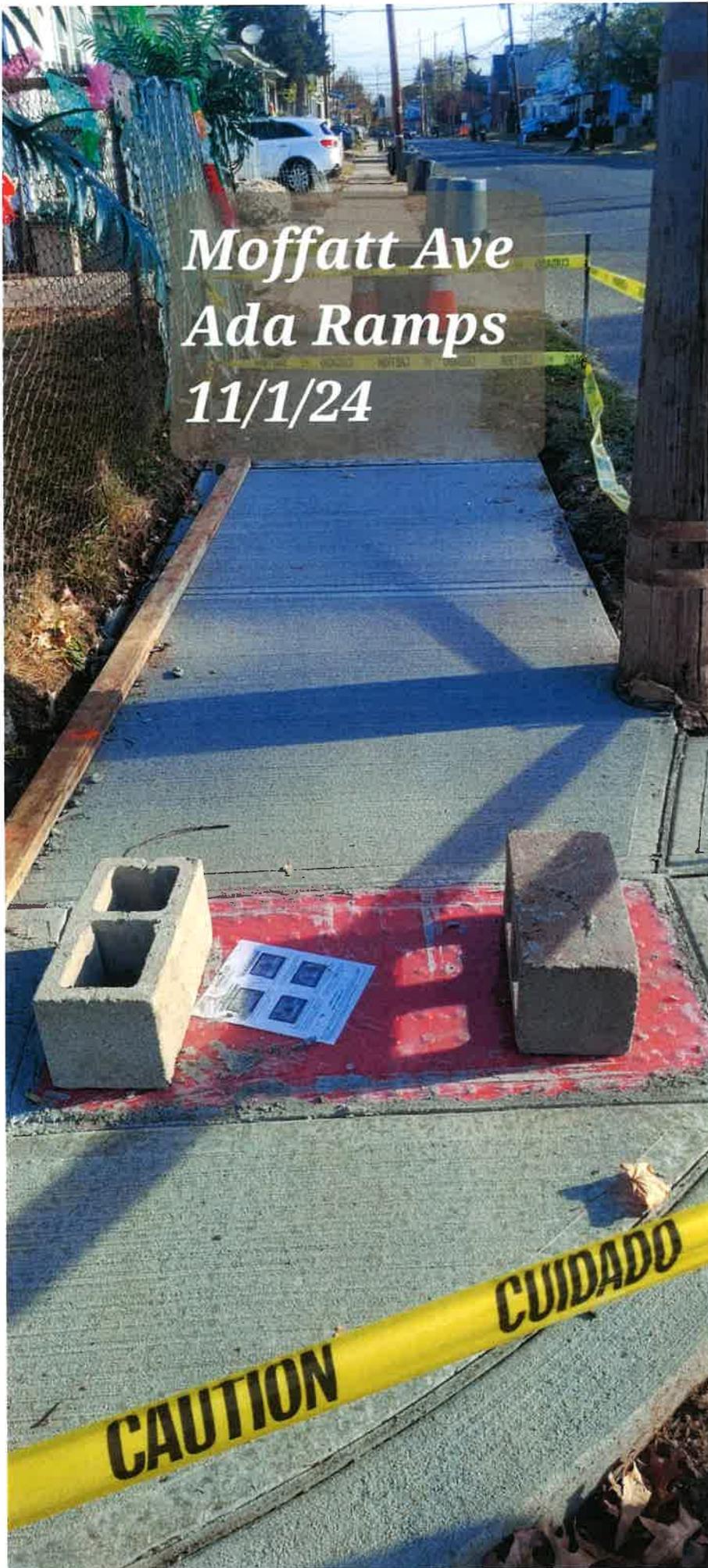


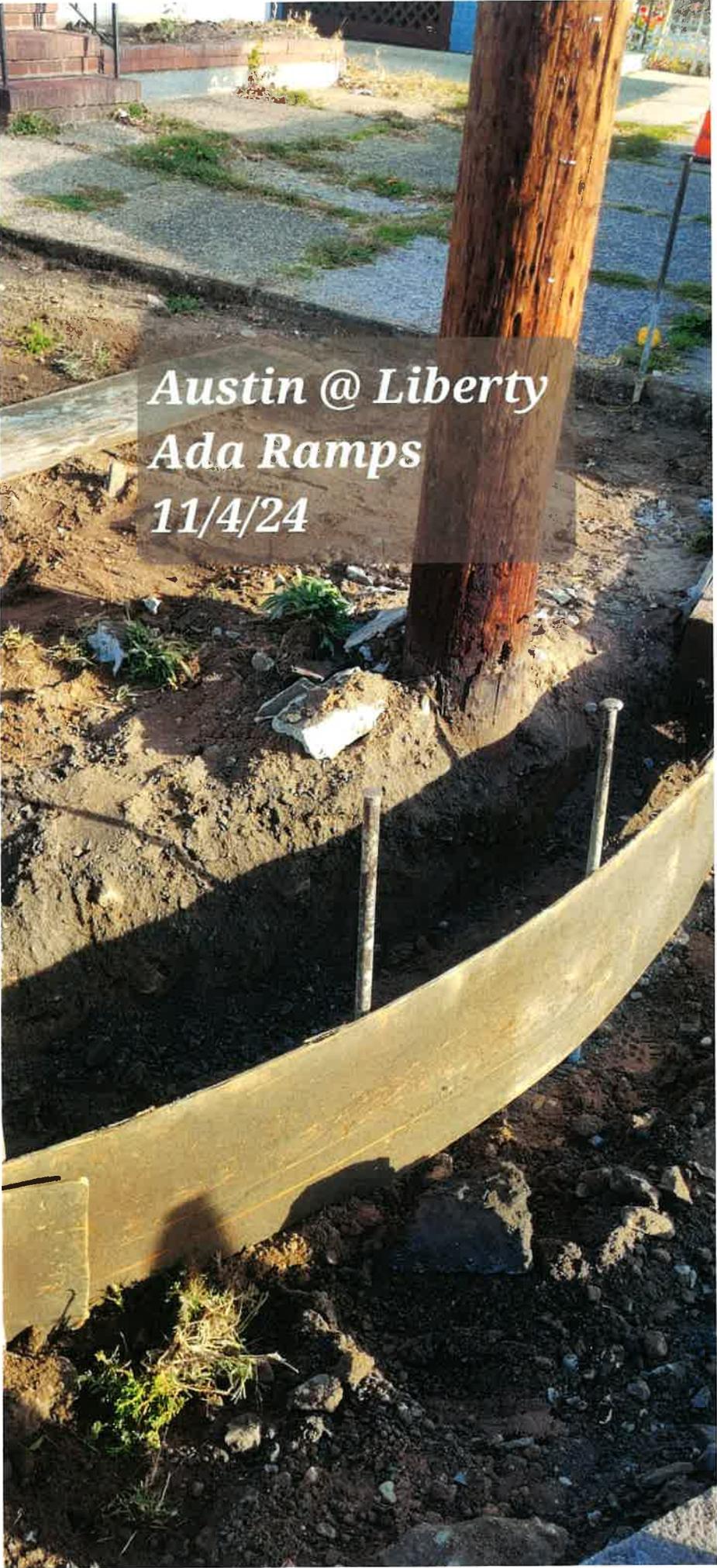
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Street Sidewalk*



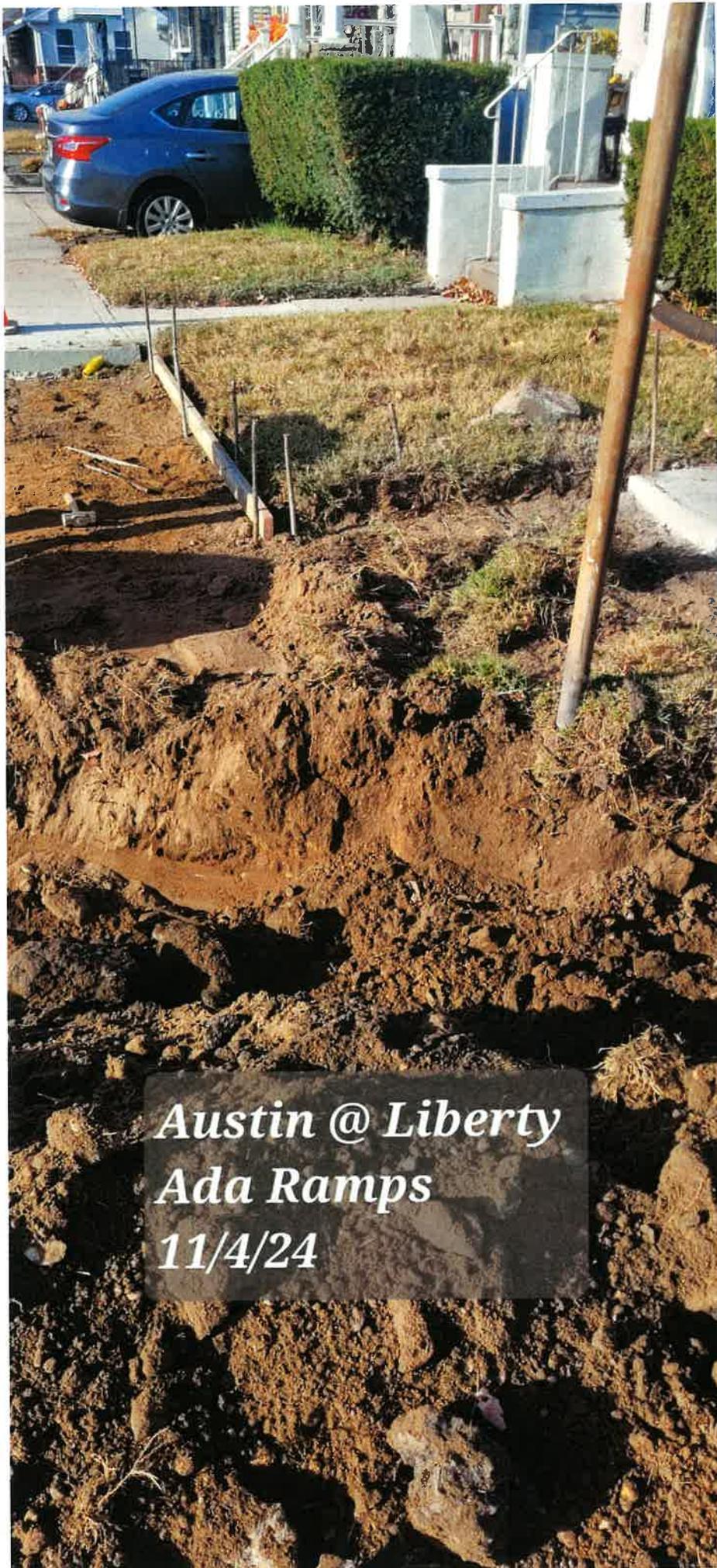
*Moffatt @ Liberty
Ada Ramps
11/1/24*

*Moffatt Ave
Ada Ramps
11/1/24*

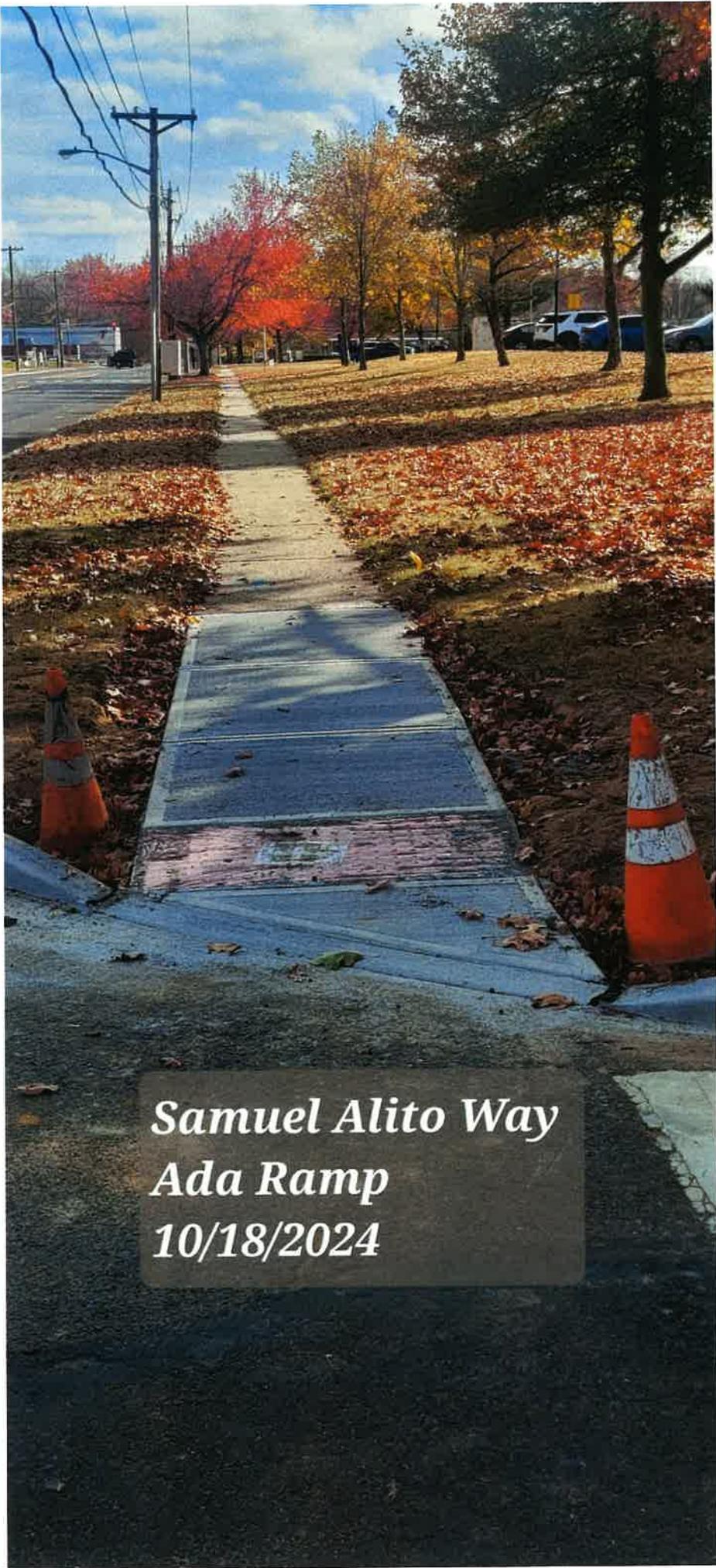




Austin @ Liberty
Ada Ramps
11/4/24



*Austin @ Liberty
Ada Ramps
11/4/24*



*Samuel Alito Way
Ada Ramp
10/18/2024*



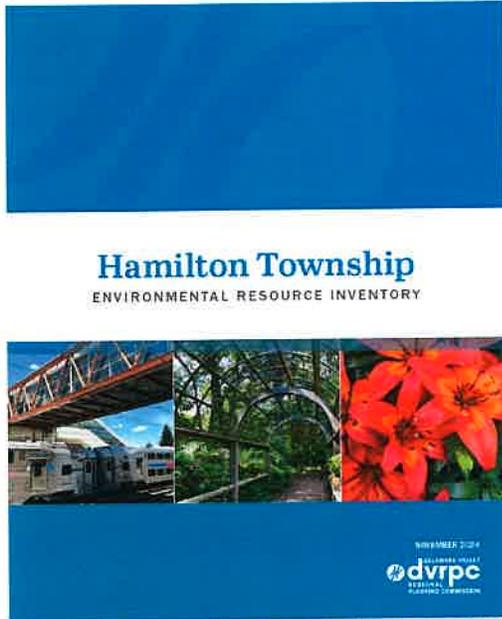
Mason Ave
Ada Ramps
10/24/24



*Francis @ Liberty
Ada Ramps
10/30/24*

DIVISION OF PLANNING
DEPARTMENT OF COMMUNITY AND ECONOMIC
DEVELOPMENT

2024 ANNUAL ACCOMPLISHMENT REPORT



Top Left – Hamilton Township 2024 Environmental Resource Inventory
Top Right – New warehouse Yardville Hamilton Sq Rd
Bottom Left – Rehabilitation program at work on a McClellan Avenue home
Bottom Right – Veterans Park Bald Eagle (photo courtesy of Jack Kosowsky)

Prepared by: Robert C Poppert, PP, AICP, Township Planner
Date: December 13, 2024



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 13, 2024

RE: **ANNUAL REPORT - YEAR 2024**
PLANNING DIVISION ACCOMPLISHMENTS

Our accomplishments and highlights for the year 2024 are as follows:

A. Land Use Development

The Planning Division held at least seventy-five (75) meetings with prospective developers concerning their land use proposals and questions. The Planning Division attended ten (10) Zoning Board of Adjustment and fifteen (15) Planning Board meetings to make staff presentations for various applications. 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. JP Property Development LLC (Wagner Street) – Preliminary and final major subdivision to create twenty-five (25) single family lots.
2. HRP Mercer urban Renewal LLC (Lamberton Road) - Preliminary and final major subdivision to create six (6) lots.
3. Denholtz 800 Horizon Drive (1100 Negron Drive) – Converting 40,500 sq. ft. existing building into a pickleball facility with a café/restaurant.
4. Posh Hospitality Dupt LLC (Sloan Avenue) – Preliminary and final site plan approval to construct a 48,660 sq. ft. four story hotel.
5. Fortune Builders LLC (South Olden Avenue) - Preliminary and final site plan approval to construct a 1,924 sq. ft. restaurant.
6. Amber Crystal Enterprise LLC (Nami Lane) - Preliminary and final site plan approval to construct a 1,800 addition to an existing garage and a 9,000 sq. ft. pole barn.
7. CSB Holdings LLC (600 Horizon Drive) - Preliminary and final site plan approval to construct a 170,800 sq. ft. warehouse.
8. PSE&G (1025 Exton Avenue) - Preliminary and final site plan approval to construct a 2,736 sq. ft. regulator building and a 428 sq. ft. remote terminal unit.
9. Spark Car Wash LLC (1030 State Highway 33) - Preliminary and final site plan approval to construct a 4,860 sq. ft. car wash.

10. 2144 East State Rd Industrial LLC (2144 East State Street) – Use variance, preliminary and final site plan approval to construct a 34,754 sq. ft. electric vehicle sales and service center.
11. 3332 Hamilton Real Estate Inc. (3332 South Broad Street) - Preliminary and final site plan approval to construct a 22 unit condominium housing complex.
12. Hamilton Storage LLC (Kuser Road) – Use variance, preliminary and final site plan approval to construct a 122,400 sq. ft. self-storage facility.
13. Hough Maple Shade LLC (2596 South Broad Street) – Use variance approval to convert existing gas station building into a convenience store.

Below are some of the approved projects under construction during 2024:

1. Habit Burger (Route 33) - construction of a new 3,432 sq. ft. fast food restaurant



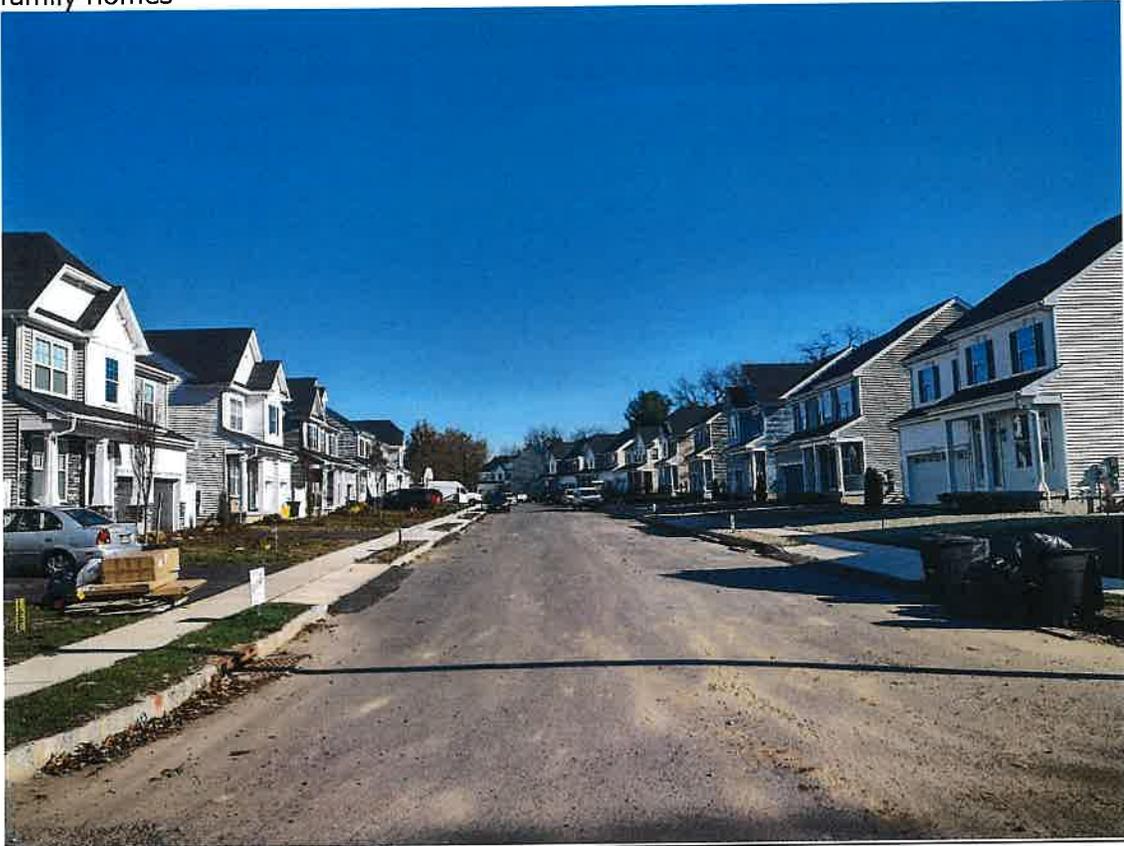
2. Porfirio's Market and Café (1600 Route 33) – construction of a 2021 sq. ft. second floor residential unit above a existing first floor commercial space



3. Vintage at Hamilton (Kuser Road) – ongoing construction of a 122 unit age restricted community



4. Chapel Bridge – Ward Avenue/Misty Meadow Lane – ongoing construction of a 44 single family homes



5. Hewitt Street Square (Hewitt Street) – construction of 60,525 sq. ft. of self-storage space within 8 buildings



Other notable redevelopment projects that will continue into 2025:

1. Municipal Building Redevelopment Plan (Lots 5 and 7)– The Township Council approved an ordinance #24-011 which set forth the redevelopment plan guidelines for the aforementioned parcels including land uses, bulk and yard requirements and design standards. The former strip retail building has been demolished and site work has commenced for the new combined municipal/board of education complex.



Figure 1: Aerial map

In addition to formal reviews before the Planning and Zoning Boards, the Division's Administrative Waiver process handled sixteen (16) cases. These waivers primarily resulted in approvals for various residential homeowners and some larger commercial applications such as a façade improvements to Hamilton Honda and Burger King (South Broad Street) and minor site and recreation improvements to 3 AAA Drive.

The Division of Planning also performs various site visits/inspections. We completed thirty (30) 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 forty-seven (47) site visits/inspections pertaining to tree planting projects, parks and capital construction contracts. Inspections to reduce/release performance bonds for landscaping or as a condition for a certificate of occupancy 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 thirty-four (34). Sheds and fences are also reviewed and approved by the Division of Planning along with Land Use and Engineering. These amounted to a total of four hundred five (405) permits. This office reviewed another twenty-seven (27) 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 2024. 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. During 2024 we have been busy obtaining temporary and permanent easements on twenty two (22) residential properties (some lots have more than 1 easement) – with only one (1) easement left to secure on Klockner Road. These easements must be fully executed/approved by Council (then subsequently recorded) so that this information can be added to the final design plans in anticipation for submittal to NJDOT. We expect full final plan submittal to NJDOT by early 2025.
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. Drafting bid specifications and estimate to advertise the project to begin removing PC contaminated waste piles on the subject property.
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 2025.
5. 2023 Green Acres supplemental funding – Applied for \$3,258,250.00 in supplemental funding and **received a grant in the amount of \$1,050,000.00** during the current

award round (April 2023). This grant is a reimbursement to the Township for past land preservation efforts.

6. 2024 Green Acres supplemental funding – Applied for \$2,072,309.36 in supplemental funding and **received a grant in the amount of \$1,050,000.00** during the current award round (February 2024). This grant is a reimbursement to the Township for past land preservation efforts.
7. 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. **Hamilton Township was awarded \$353,000.00 from NJDOT in March of 2023.** Second PSE submission sent to NJDOT local aid December 2024, await their review and reply.
8. FY 2024 USEPA Brownsfields Cleanup Grant for Neapara Rubber factory 1849 East State Street - On behalf of Hamilton Township, VHB Inc. applied for grant funding in the amount of **\$2,000,000.00** for the wet demolition of structures on site for ACM abatement and off-site disposal. Our application was not chosen for funding.
9. 2022 Sustainable Jersey grant funded by the PSE&G Foundation – Awarded a **\$10,000.00** grant to help update our 2011 Environmental Resource Inventory (ERI). The newly updated ERI was completed by DVRPC.

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

Grants currently under administration/or completed: **\$3,581,597.88**
Grants applied for and awarded, project not started yet: **\$353,877.20**
Grants applied for and not funded: **\$2,000,000.00**
Grants applied for and awaiting notification: **\$0**

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 including illegal dumping of debris. 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. 79 Zieglers Lane - Remedial Action Workplan and Report submitted to NJDEP for review. Received comments back from NJDEP December 2024 copied to Environmental Resolutions – need to address two (2) items. Property survey approved by Green Acres July 2019.



D. Open Space and Recreation Plan (OSRP) Update

The Division of Planning updated the Township's OSRP during 2024 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. This office will be updated the current OSRP and will have it reviewed and adopted by the Planning Board as an element of the master plan in early 2025.

Approximately eight (8) properties are in the process of being foreclosed upon for delinquent taxes and fees (Res #23-276). All of these lost are being acquired for open space and preservation purposes as they are existing undeveloped lands adjacent to other township property or are also stream corridor parcels within the Township. To date this offices has completed site visits/inspections and have had title work completed for the eight (8) parcels. The Legal Department is working on the foreclosure process to acquire these lots.

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/disabled persons and for those lower income people looking for affordable

dwelling units within the Township. We also continuously meeting with various non-profit organizations and continue to entertaining housing grant requests projects as they are presented to this office. In 2023 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 \$6.6 million dollars of trust fund money and keeps an accounting all the affordable housing units within the Township.

On October 18, 2024 the fourth round affordable housing obligation calculations were released by the NJ Department of Community Affairs (DCA) for each housing region on New Jersey. To date, Hamilton has met the requirements/deadlines to provide information to DCA as follows:

- Submit accounting of all nonresidential development fee collected by 6/18/2024
- Submit accounting of residential development fee collected by 9/16/2024
- Submit unit and program monitoring report by 9/16/2024

The next deadline to meet is for Council to adopt a binding resolution committing to the obligation assigned to Hamilton Township by DCA.

Affordability Assistance

1. Rental Grant Program –This program makes available grants to income-qualified tenants of deed restricted affordable apartments in the Township in an amount equal to the amount of rent that the landlord charges for one (1) months of occupancy. At this time we have processed rental grants to Project Freedom Kuser Rd and Alito Way housing projects and await final documents to prepare funds for Homefront.
2. Energy Efficiency Program - This program makes available grants to income-qualified Owners of deed restricted affordable homes in the Township of up to \$7,000 toward the cost of HVAC or heat pump equipment; \$800 toward the cost of a hot water heater; \$200 per window toward the cost of newly installed replacement windows; up to \$400 to replace an entry door and up to \$800 to install a replacement sliding glass door. The maximum combined grant available to any one affordable home will be \$10,000. This office is currently working with a two (2) applicants on their proposed scope of work and grant agreement.
3. Hamilton Housing Rehabilitation Program (HHRP)- The HHRP is designed to assist owner-occupied properties occupied by low and moderate income households to correct existing interior and exterior health, safety and code violations in conformity with the standards of the NJ State Housing Code and Rehabilitation Subcode. Up to \$30,000 per unit may be available for improvements to eligible properties.

Hamilton retained the services of Isles Inc. to serve as the program administrator, and to date we can summarize the following:

- Rehab projects **completed** – 2
- Projects scheduling final inspections - 4
- Projects currently under renovation – 5
- Projects awaiting a construction start date – 3
- Projects scheduling contractor walk-thru' s/lead inspections – 10
- **New** rehab projects submitted to Township for initial review/approval - 4

The following is a short list of active projects that Hamilton is currently funding:

1. ARC Mercer - renovations of an existing dwelling at 6 Kim Valley Road
2. ARC Mercer - renovations of an existing dwelling at 61 Pope Avenue

East State Street redevelopment

#1744 East State Street was removed by FR Beinke early 2024. Units #1766 and #1768 are in a foreclosure process with Township Legal Department.

Construction plans, specifications and cost estimate were developed for the new exterior wall at #1742 East State Street, and we are now waiting on the contractor to obtain State registration before Council can award the bid.

G. Master Plan - Re-Examination

This office currently works with T&M Associates (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). The Master Plan re-examination was adopted by the Planning Board December 2021 with an amended copy to be heard before the Planning Board December 14, 2023.

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 2024, 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 18th year.
3. Residential Tree Planting Initiative – Maintenance bond inspections were completed for trees planted in Zones G and H and all corrective punch list work has now been completed.
4. Sale of DPW SREC's (Solar Renewable Energy Credits) – For 2024 we were able to transfer 26 SRECs which had a value of \$5,255.00. 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 2024.
6. Neapara Rubber Factory 1849 East State Street – Since 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. 2024 activities include more groundwater monitoring and the preparation of the SCIP (see B #3 above).



I. Continuing Education/Training

As it would pertain to my AICP certification, for reporting period January 1, 2024 to December 31, 2025 I have accumulated 19.40 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 2024 to December 2025).

As the primary Municipal employee with CORE training, I have accumulated 7.5 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 537.5 CEU’s for 2024 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. Willey School Green Acres Diversion resolution – add back to the property a playground, half basketball and pickle ball court.
2. Continue to support affordable housing providers and subsidize potential housing development projects (new construction and rehabilitation).
3. Implement and publicize our new affordability assistance housing grant programs – Energy Efficiency, First Month’s Rent and Closing Costs and new Hamilton Housing Rehabilitation (HHRP) program.
4. Begin the removal of PCB contaminated waste piles on the Neapara Rubber site on east State Street.
5. Draft new Housing Element and Fair Share Plan along with new spending plan to address Round 4 affordable housing requirements.

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

1. Develop plans, specifications and construction estimates for the pedestrian improvements to the “Orleans” neighborhood of Creamery and Meetinghouse Roads.
2. Retaining the appropriate environmental consultants and contractors to facilitate the cleanup of the Neapara Rubber facility on East State Street. Cleanup includes the removal of contaminated waste piles, drums, tanks and all buildings on site.
3. Review and update Land Development code as needed.

RCP

2024

Housing Year End Report



Richard Merger
Chief Housing Inspector
12/31/2024

HOUSING INSPECTIONS & LANDLORD COMPLIANCE DEPARTMENT



Our Staff

- ❖ Richard Merger, Chief Housing Inspector
- ❖ Rob DeCillis, Housing Inspector
- ❖ Vince DiDonato, Sr. Housing Inspector
- ❖ Joe Moffat, Housing Inspector
- ❖ Rick Ranochak, Housing Inspector
- ❖ Kim Baker, Housing Office Staff
- ❖ Melissa Belza, Housing Office Staff

Our Vision

To help ensure Hamilton Township residents have access to quality living conditions through the enforcement of Township ordinances. Life safety is a number one priority for our residential change of occupancy inspections.

Our Mission

Perform investigation, identification and verification of unsafe, unseemly and unsightly conditions which, if left unchecked, could threaten public health and well-being. The purpose of this office is to ensure:

- ❖ All Townships residents are in a safe and legal residence
- ❖ Properties are properly maintained
- ❖ Property owners, landlords and tenants comply with all Township Housing Codes
- ❖ Protect the health, welfare and property of all Township residents

December 31, 2024

To: Fred Dumont, Director

From: Richard Merger, Chief Housing Inspector

Re: Housing Division Annual Report for 2024

The year 2024 has been full of growth for Hamilton Township and the Housing office. There are two apartment complexes under construction adding several hundred of new rental units. Two housing developments are completed or are close to completion, adding over 130 homes. In addition, more than 57 single-family homes have been built.

Kim Baker joined our team the end of August and has quickly become an asset to our department. With her keen eye for detail, Kim has gained a good understanding of our office procedures. Leveraging her extensive operations background, she is helping us to develop Standard Operating Procedure for the Housing office. Her positive can do attitude has helped her to build good rapport with our office staff as well as with the customers we serve. Kim is a great addition to our team.

Certificate of Occupancy:

From January 1 through December 31, 2024, we accepted 952 sale applications and 2,306 rental applications for a total of 3,258 applications. We issued 2,838 C/O's and completed over 4,281 C/O inspections.

The Housing Division has implemented the requirement for rental properties to be inspected if the tenant occupies the unit for longer than five years. This process is time consuming and sometimes takes multiple interactions with property owner and staff. Of the 311 properties inspected, 108 of them failed for life safety. Because of the reimplementation of the five-year inspection these units now have passed a life safety inspection and are now compliant.

A new procedure has been put in place for when a landlord interacts with this office. The staff, reviews the property to ensure the property is in compliance with all required regulations. This review is to confirm a CO is on the case and was issued within five years, if required a Lead Paint Certificate has been submitted and if the registration is in good standing. If the landlord owns/manages multiple properties they are also reviewed. This action ensures properties are in compliance and if inspections are needed, the inspection is scheduled to be performed. Also under this review, many times it has been discovered the owner had moved tenants in without a CO inspection. Change of Occupancy without a CO is a violation and is addressed by having the owner complete an application and schedule the required inspection.

Housing actively assists the Construction Division on closing open building permits. Many homeowners are unaware there are open permits on their property. Some of the permits are from before the current owner purchased the property. In 2020, the policy to require open permits to be closed as a part of the CO application was put in place so the properties will be in compliance with the Uniform Construction Code and to protect the next owner.

Lead Paint Certificate

The State requires the Township to enforce the Lead Paint Certificate regulation for rental properties that were constructed prior to 1978 to have either a Lead Safe or a Lead Free certificate. Hamilton has 3,088 rental units that require the certificate and so far, Housing has received 2,889 lead certificates, which is 93% compliant.

The state has extended the dead line to submit the certificate to July 22, 2025. For properties that require the certificate, Change of Occupancy applications are not processed unless a Lead paint certificate is submitted with the application or one is already on file. At this time, the Township does not charge a fee to process the certificate so not to add a further financial burden onto the property owners. In addition, we have been able to utilize our existing software program MAGNET without adding cost.

This has been difficult for our staff to enforce and communicate to the owners what is required, but as a result there are many rental units that have decided to remove lead hazardous paint. The intention of this law is to have residences of Hamilton have safer homes to raise their children.

Landlord Licenses and Rental Registrations:

There are more than 11,000 rental units and over 2,100 registered Landlords in Hamilton. This year we have processed 743 landlord licenses and 1,463 rental registrations. Even after invoicing being sent 90 days before expire date, multiple invoices being mailed and notice of expiration being sent unfortunately, we have seen many rental registrations expire this year resulting in an investigation into the property and then a Notice of Violations and summons being issued to property owners for failing to renew their required registrations. There are, two properties that the owner has failed to appear in court. These properties remain out of compliance with our Housing Standards. The Municipal Court has issued bench warrants to the property owners.

In 2024, we had to address 91 different properties due to landlord/tenant compliance complaints. Several of the apartment complexes have had a change of ownership that has resulted in a decline in property maintenance and the quality of housing for apartment residents at those locations. This has caused an increased use of township resources for the investigation, inspection and enforcement of Housing Standards. For example, one of the locations has to be visited by Housing multiple times due to failure to provide heat and hot water. Another example is that there was a water leak in the wall of a unit and the tenant complained for months before contacting this office. The leak has damaged the structure causing the unit to be uninhabitable. Management of these locations are not concerned in providing a good quality home to the tenants and is more interested in collecting rent.

The Housing Office has been receiving complaints about overcrowding or renting rooms out. After investigation, some complaints are valid however many are multi-generational family members living together. When we do find single-family homes being rented out by the room it is not the Landlord who is the violator but the tenant. With the average monthly cost of rent being over \$1,900.00 for a two bedroom and well over \$2,200.00 for three bedrooms residents are getting "roommates" to help with the bills. This office takes the appropriate action to ensure compliance with our township ordinances. In addition, many single bedroom units are being occupied by a family, 2 parents and child, due to the cost of rent.

Complaints and Violations:

Within the SeeClickFix system, Housing has handled roughly 540 service requests. Service requests range from high grass, illegal occupancy, and unkempt homes to abandoned properties. In the Housing software program MAGNET we are able to utilize the Code Enforcement Module, Housing has been successful in following up on all complaint inspections, issuing Notice of Violations and following up on inspections to ensure compliance.

After notice of violations have been sent and the property re-inspection, if the violations are not corrected a summons is written. In 2024 there have been 100 summons issued. This is half as many in 2023, due to the hard work of the staff's multiple attempts to have properties become in compliant prior to issuing a summons. Currently there is a second review of all cases prior to the summons being written. Housing has made more than 30 court appearances and have collected \$21,625.00 in fines.

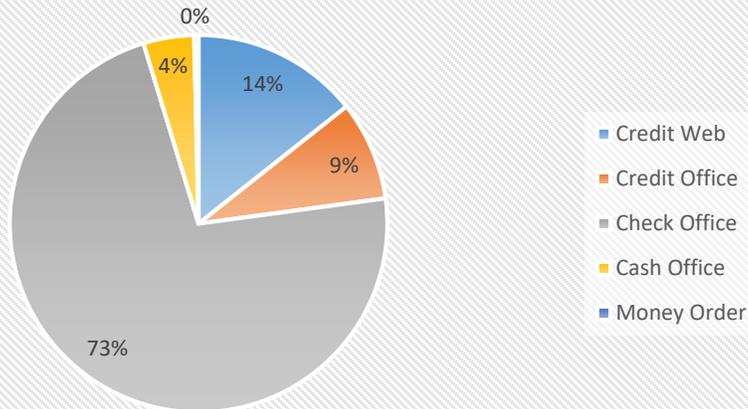
This has had a positive impact for the concerned residents and preserving the townships high standards.

I am proud of what we have been able to accomplish in 2024 and look forward to continuing to enhance our operations to meet the needs of the Township.

Richard Merger

Chief Housing Inspector

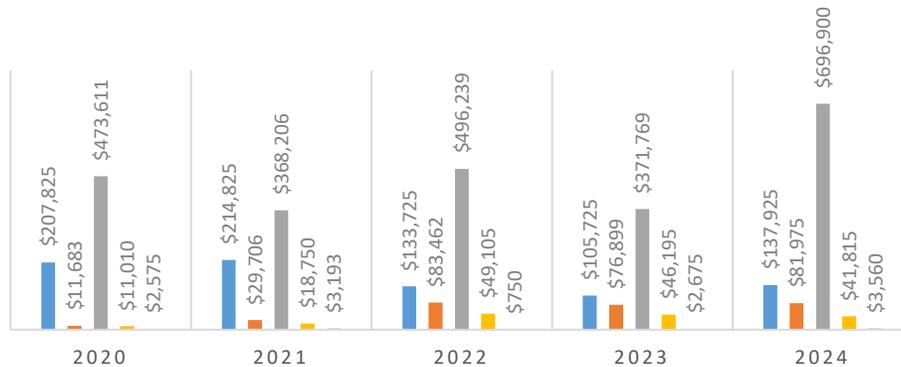
2024 HOUSING TOTAL REVENUE



2024 Total Revenue	
Credit Web	\$137,925
Credit Office	\$81,975
Check Office	\$696,900
Cash Office	\$41,815
Money Order	\$3,560
Total Revenue	\$962,175

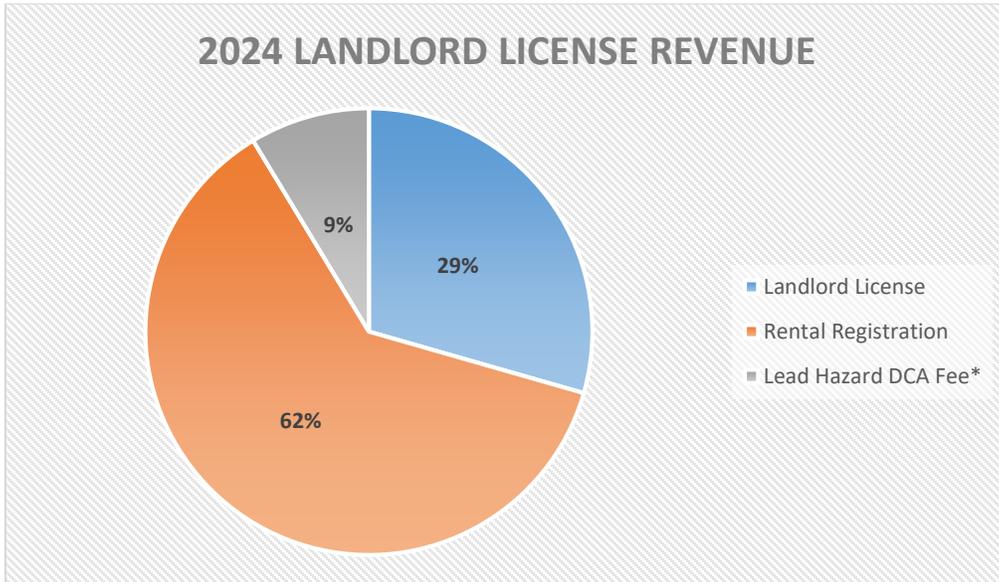
REVENUE BY TYPE 5YR COMPARISON

■ Credit Web
 ■ Credit Office
 ■ Check Office
 ■ Cash Office
 ■ Money Order



Revenue by Type 5 YR Comparison	2020	2021	2022	2023	2024
Credit Web	\$207,825	\$214,825	\$133,725	\$105,725	\$137,925
Credit Office	\$11,683	\$29,706	\$83,462	\$76,899	\$81,975
Check Office	\$473,611	\$368,206	\$496,239	\$371,769	\$696,900
Cash Office	\$11,010	\$18,750	\$49,105	\$46,195	\$41,815
Money Order	\$2,575	\$3,193	\$750	\$2,675	\$3,560
Total	\$706,704	\$634,680	\$763,281	\$603,263	\$962,175

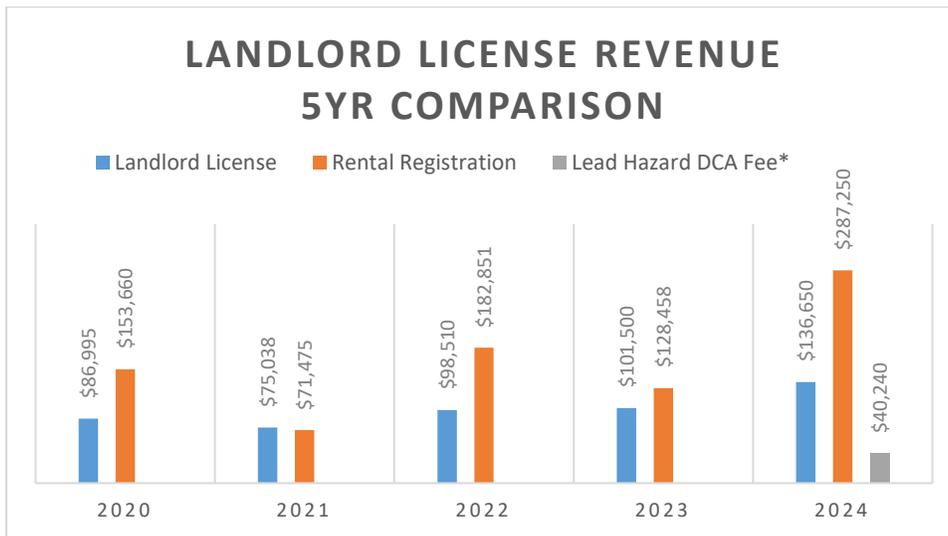
2024 LANDLORD LICENSE REVENUE



2024 Landlord License Revenue Report	
Landlord License	\$ 136,650
Rental Registration	\$ 287,250
Lead Hazard DCA Fee*	\$ 40,240
Total	\$ 464,140

*Fees collected on behalf of the State of NJ.

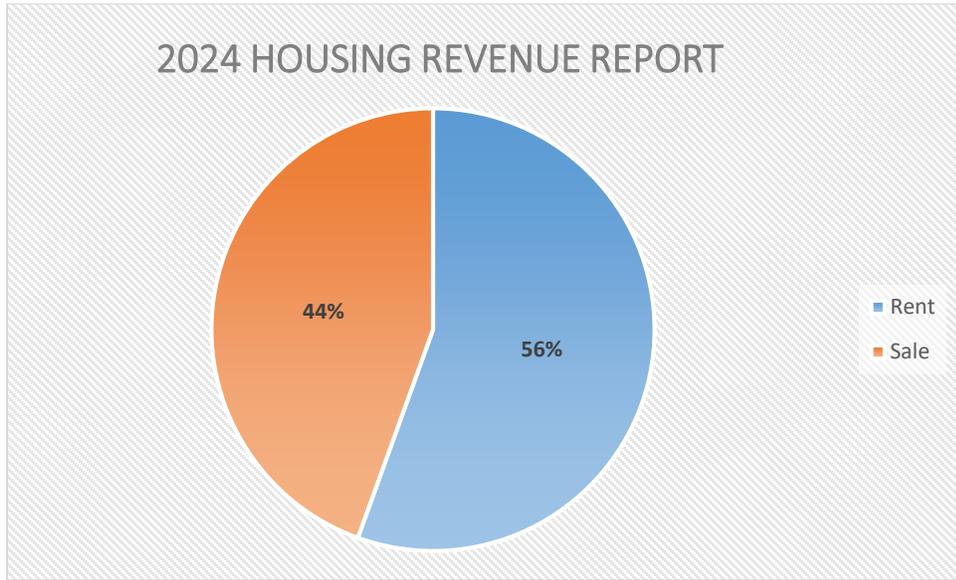
LANDLORD LICENSE REVENUE 5YR COMPARISON



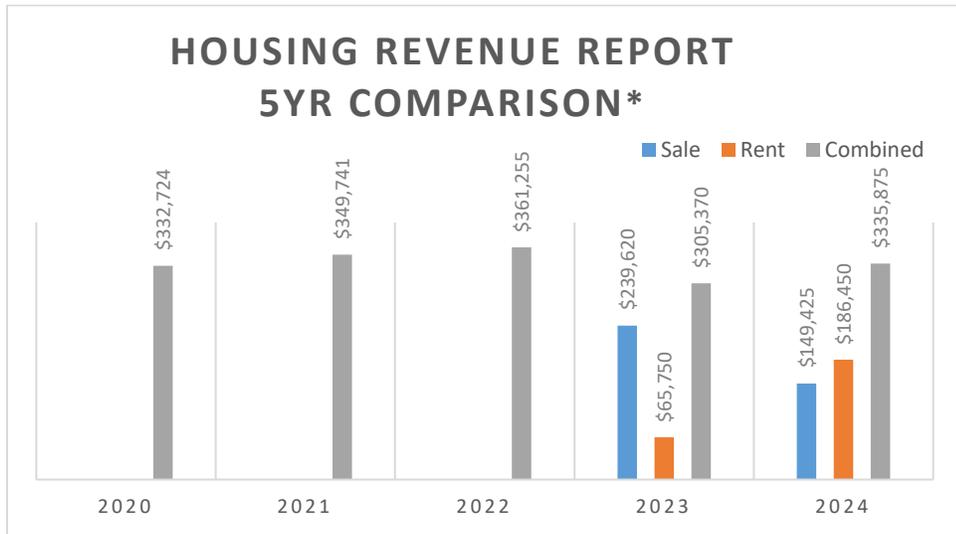
Landlord License Revenue 5YR Comparison	2020	2021	2022	2023	2024
Landlord License	\$ 86,995	\$ 75,038	\$ 98,510	\$ 101,500	\$ 136,650
Rental Registration	\$ 153,660	\$ 71,475	\$ 182,851	\$ 128,458	\$ 287,250
Lead Hazard DCA Fee*					\$ 40,240
Total	\$ 240,655	\$ 146,513	\$ 281,361	\$ 229,958	\$ 464,140

*Fees collected on behalf of the State of NJ.

2024 HOUSING REVENUE REPORT



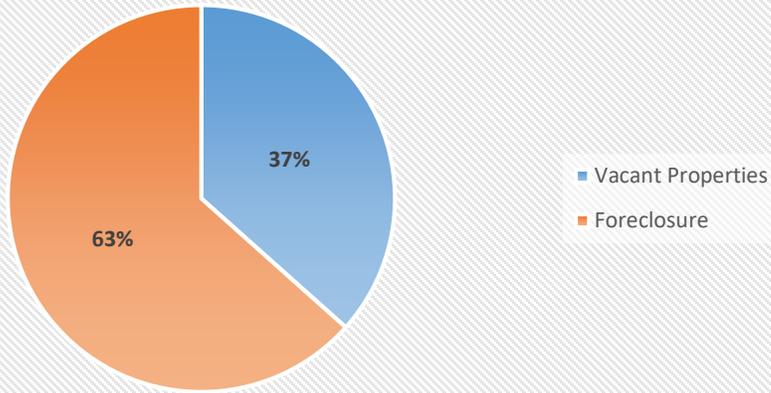
2024 Housing Revenue Report	
Rent	\$186,450
Sale	\$149,425
Total	\$335,875



Housing Revenue Report - 5YR Comparison					
	2020	2021	2022	2023	2024
Sale				\$239,620	\$149,425
Rent				\$65,750	\$186,450
Combined	\$332,724	\$349,741	\$361,255	\$305,370	\$335,875

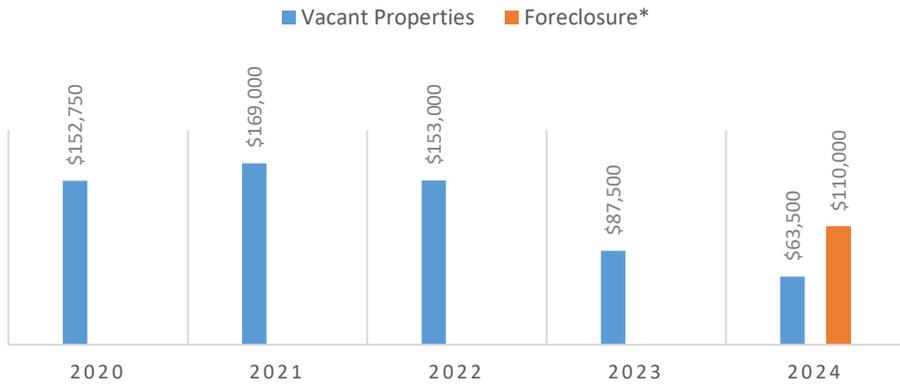
*2020, 2021, 2022 there wasn't the ability to break out revenue between Sale & Rent CO applications.

2024 VACANT PROPERTIES & FORECLOSURE REGISTRATION REVENUE



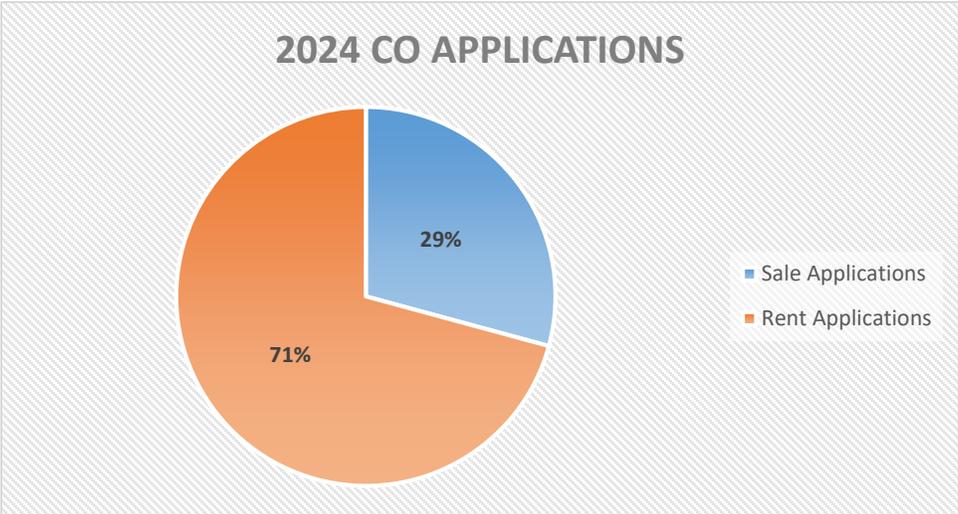
2024 Vacant Properties & Foreclosure Registration Revenue	
Vacant Properties	\$63,500
Foreclosure	\$110,000
Total	\$173,500

VACANT PROPERTY & FORECLOSURE REVENUE 5YR COMPARISON*

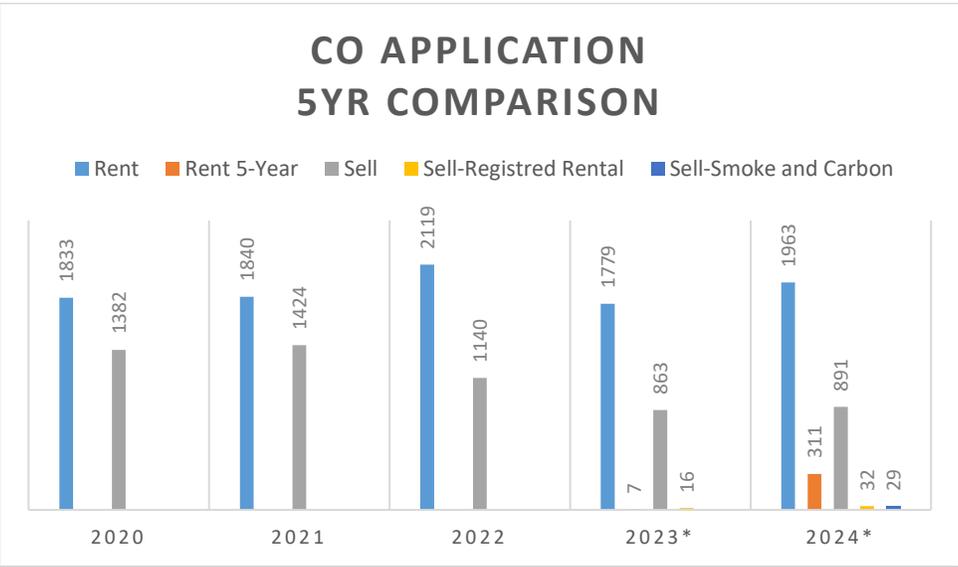


Vacant Properties & Foreclosure Registration Revenue					
	2020	2021	2022	2023	2024
Vacant Properties	\$152,750	\$169,000	\$153,000	\$87,500	\$63,500
Foreclosure*					\$110,000
Total	\$152,750	\$169,000	\$153,000	\$87,500	\$173,500

*Foreclosure Registration ordinance was adopted on 7/28/2023 with the first registration received 1/19/2024



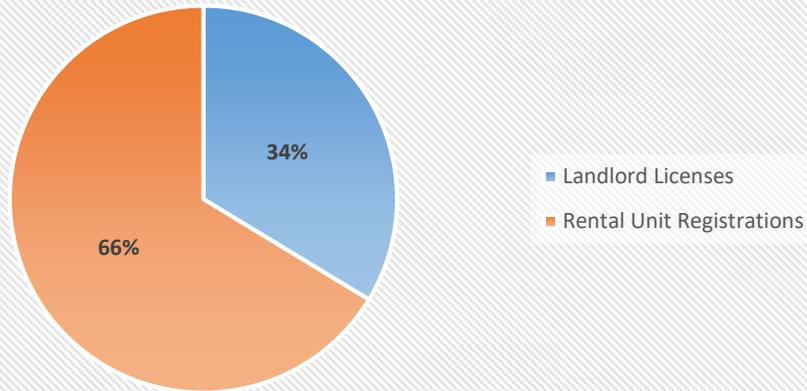
2024 Change of Occupancy Applications	
Sale Applications	952
Rent Applications	2306
Total Applications	3258



CO Change of Occupancy Applications 5YR Comparison	2020	2021	2022	2023*	2024*
Rent	1833	1840	2119	1779	1963
Rent 5-Year				7	311
Sell	1382	1424	1140	863	891
Sell-Registered Rental				16	32
Sell-Smoke and Carbon					29
Total	3215	3264	3259	2665	3226

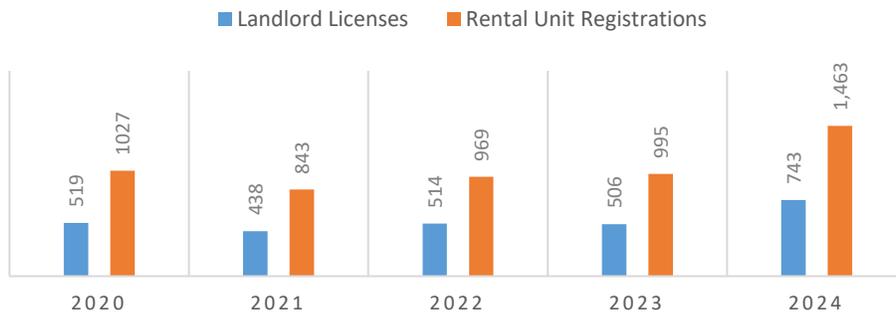
*expanded application type to align more accurately to the fees collected and type of inspection performed.

2024 LANDLORD LICENSES & RENTAL REGISTRATIONS PROCESSED



2024 Landlord & Rental Unit Registrations Processed	
Landlord Licenses	743
Rental Unit Registrations	1,463
Total Registrations	2,206

LANDLORD LICENSE & RENTAL UNIT REGISTRATION 5YR COMPARISON



Landlord & Rental Unit Registrations	2020	2021	2022	2023	2024
Landlord Licenses	519	438	514	506	743
Rental Unit Registrations	1027	843	969	995	1,463

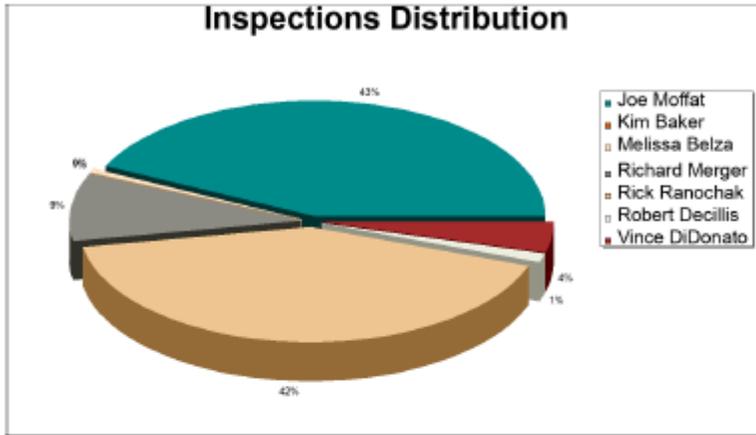


COO - Staff Utilization Summary Report

For the Period of: 01/01/2024 to 12/31/2024

Date Printed: 01/02/2025

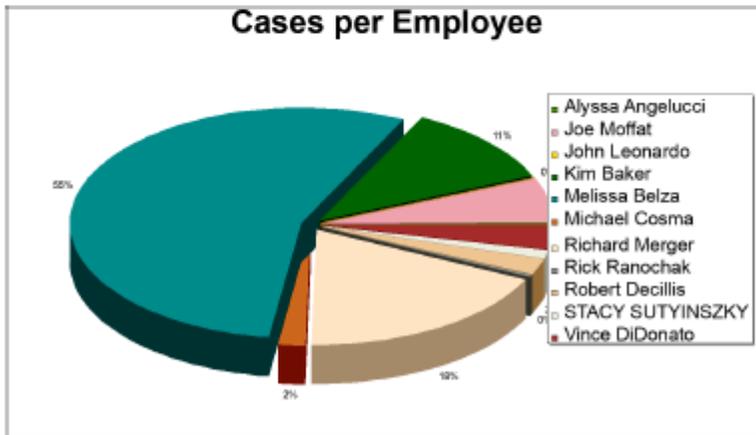
Inspector Utilization Summary



Inspector	Inspections
Joe Moffat	1833
Kim Baker	1
Melissa Belza	25
Richard Merger	401
Rick Ranochak	1787
Robert Decillis	52
Vince DiDonato	182

TOTAL 4281

Employee Case Utilization Summary



Employee	Cases
Alyssa Angelucci	15
Joe Moffat	413
John Leonardo	4
Kim Baker	757
Melissa Belza	3698
Michael Cosma	123
Richard Merger	1227
Rick Ranochak	25
Robert Decillis	152
STACY SUTYINSZKY	74
Vince DiDonato	228

TOTAL 6716

*Former Inspector