

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

**ORDINANCE**

No. **25-013**

1ST READING JUNE 17, 2025

DATE TO MAYOR JULY 16, 2025

2ND READING & PUBLIC HEARING JULY 15, 2025

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

WITHDRAWN \_\_\_\_\_ LOST \_\_\_\_\_

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

APPROVED AS TO FORM AND LEGALITY

FACTUAL CONTENTS CERTIFIED TO BY

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

\_\_\_\_\_  
TITLE

**ORDINANCE ADOPTING THE OUR LADY OF SORROWS STUDY AREA NON-CONDEMNATION REDEVELOPMENT PLAN FOR A PORTION OF AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. (BLOCK 1666 LOT 80)**

*Whereas* by Resolution No. 25-220, adopted April 15, 2025, the Council of the Township of Hamilton authorized the determination of certain property, identified as Block 1666 Lot 80 ("Property") as a non-condemnation area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12 A-1 et seq.; and

*Whereas* the Property had been developed as a portion of the Our Lady of Sorrows campus, containing a former convent building (vacant), the Our Lady of Sorrows School (operational), the Church of Our Lady of Sorrows (operational), and a rectory and associated detached garage (operational); and

*Whereas* by the same Resolution No. 25-220, adopted April 15, 2025, the Council of the Township of Hamilton, authorized the preparation of a Redevelopment Plan; and

*Whereas* pursuant to N.J.S.A. 40A:12A-7, the "Our Lady of Sorrows Study Area Non-Condemnation Redevelopment Plan, Block 1666 Lot 80" ("OLS Redevelopment Plan") has been drafted by Richard Hunt, PP, AICP, a licensed professional planner of Alaimo Group, for the consideration of the Council of the Township of Hamilton and Township Planning Board; and

*Whereas* the OLS Redevelopment Plan proposes to improve a portion of the Property from the current underutilized state and redevelop the area with age-restricted and income restricted rental apartments intended to partially satisfy the Township's Fourth Round Affordable Housing obligation, and to respond to a need for such housing in the community; and

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

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

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

*Whereas* Resolution No. 25-220 adopted on April 15, 2025 by the Township Council authorized the preparation of the OLS Redevelopment Plan for the Planning Board's consideration pursuant to N.J.S.A. 40A:12A-7; and

*Whereas* at its meeting on June 26, 2025, the Planning Board found that the OLS Redevelopment Plan is consistent with the Master Plan pursuant to N.J.S.A. 40A:12A-7; and

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

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

**ORDINANCE**

No. **25-013**

**ORDINANCE ADOPTING THE OUR LADY OF SORROWS STUDY AREA NON-CONDEMNATION REDEVELOPMENT PLAN FOR A PORTION OF AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. (BLOCK 1666 LOT 80)**

*Whereas* at its meeting on June 26, 2025, the Planning Board adopted a resolution recommending the adoption by the Township Council of the OLS Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7;

*Now, Therefore, Be It Ordained* by the Council of the Township of Hamilton, in the County of Mercer and State of New Jersey, that the Council accepts the report and recommendation of the Township Planning Board concerning the OLS Redevelopment Plan, and hereby adopts said OLS Redevelopment Plan, which is attached hereto and hereby made a part of this ordinance.

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

*Be It Further Ordained* that the Church of Our Lady of Sorrows, the owner of the Property, which comprises the area in need of redevelopment may make application to the Planning Board to construct any improvements contemplated by the OLS Redevelopment Plan.

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

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

\_\_\_\_\_  
PRESIDENT

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

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

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

REJECTED \_\_\_\_\_

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

\_\_\_\_\_  
DATE

APPROVED \_\_\_\_\_

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

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