

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

ORDINANCE

No. **26-004**

1ST READING	<u>JANUARY 20, 2026</u>	DATE TO MAYOR	<u>FEBRUARY 10, 2026</u>
2ND READING & PUBLIC HEARING	<u>FEBRUARY 10, 2026</u>	DATE RESUBMITTED TO COUNCIL	_____
WITHDRAWN _____	LOST _____	DATE EFFECTIVE	_____

APPROVED AS TO FORM AND LEGALITY

FACTUAL CONTENTS CERTIFIED TO BY

TOWNSHIP ATTORNEY

TITLE

ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. (325 SLOAN AVENUE; BLOCK 1603; LOT 15.01)

Whereas by Resolution No. 25-339, adopted July 15, 2025, the Council of the Township of Hamilton authorized the determination of certain property, identified as 325 Sloan Avenue, Block 1603, Lot 15.01 (the "Property") as an 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 former AMC 24 movie theater site, which currently contains a two-story building and approximately 1,415 parking spaces; and

Whereas by Resolution No. 25-376 adopted August 19, 2025, the Council, after reviewing the findings of the Planning Board approved the determination by the Planning Board and found the Rehabilitation Area was an "area in need of redevelopment"; and

Whereas by the same Resolution No. 25-376 adopted August 19, 2025, the Council of the Township of Hamilton, authorized the preparation of a Redevelopment Plan; and

Whereas in furtherance of redeveloping the Rehabilitation Area, and pursuant to N.J.S.A. 40A:12A-14, on January 20, 2026, the Council referred the "Sloan Avenue Redevelopment Plan (Former AMC Theater Site)" dated January 2026 to the Planning Board to review that Redevelopment Plan for its consistency or inconsistency with the Township's Master Plan pursuant to N.J.S.A. 40A:12A-7(e) and to issue a report concerning its findings to the Council; and

Whereas prior to the public hearing and second reading of the within ordinance, the Planning Board shall review the attached Redevelopment Plan and issue its report and recommendation to the Council regarding the adoption of the Sloan Avenue Redevelopment Plan (Former AMC Theater Site) (Block 1603, Lot 15.01); and

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 Sloan Avenue Redevelopment Plan (Former AMC Theater Site) (Block 1603, Lot 15.01), and hereby adopts said Redevelopment Plan, which is attached hereto and hereby made a part of this ordinance.

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COUNTY OF MERCER, NEW JERSEY

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

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

PRESIDENT

MUNICIPAL CLERK

RECORD OF VOTE

First Reading							Second Reading						
COUNCIL	AYE	NAY	NV	AB	ORD	SEC	COUNCIL	AYE	NAY	NV	AB	ORD	SEC
ANTHONY P. CARABELLI, JR.	✓						ANTHONY P. CARABELLI, JR.						
RICHARD L. TIGHE, JR.				✓			RICHARD L. TIGHE, JR.						
CHARLES F. WHALEN	✓				✓		CHARLES F. WHALEN						
NANCY PHILLIPS	✓					✓	NANCY PHILLIPS						
PASQUALE V. PAPERIO, JR.	✓						PASQUALE V. PAPERIO, JR.						

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

REJECTED _____

JEFFREY S. MARTIN, MAYOR

DATE

APPROVED _____

RECONSIDERED BY COUNCIL _____

OVERRIDE VOTE

AYE _____

NAY _____