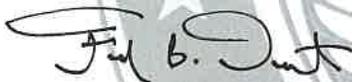


Enclosed you will find the year-end report for the Department of Community and Economic Development.

Our department consists of the following divisions:

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

We are very proud of our accomplishment and look forward to the challenges in 2026.



Fred B. Dumont

Fred B. Dumont, Director

Department of Community and Economic Development



2025 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 and Business Advocacy.

Economic Development Vision

- **Strengthen and Grow Our Business Community:** Support the retention and expansion of existing businesses while strategically attracting new enterprises and enhancing entrepreneurial opportunities across the Township.
- **Cultivate Meaningful Partnerships:** Continue building strong relationships with local businesses, civic organizations, nonprofits, academic institutions, residents, and neighboring communities to create a collaborative environment where everyone thrives.
- **Serve as a Comprehensive Business Resource:** Act as a central hub for businesses of all sizes, new and established, by providing educational tools, data, and guidance while acting as a liaison to local, regional, state, and national programs.
- **Promote Hamilton Township as a Destination:** Highlight Hamilton as a vibrant place to visit by working closely with the established Mercer County Office of Travel and Tourism and drive local economic activity.

Goals of the Division of Economic Development

The focus of the Division for 2025 was to continue advancing projects and initiatives that supported the business community in Hamilton Township. Throughout the year, the Division worked on the following priorities:

- Hosted another Job Fair in partnership with business organizations.
- Continued enhancing Grand Opening initiatives for new businesses.
- Completed the necessary steps to achieve Hamilton's Film Ready certification with the NJ Film Commission/NJEDA.
- Continued highlighting local businesses and bringing greater attention to the Business Registry.
- Strengthened relationships with industries within the Township, including the Realtor community.
- Promoted partnerships that elevated our businesses and showcased Hamilton's economic 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 impact 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.

2025 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.
- 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 2025.

February 21st – Pickleball Kingdom – Horizon Dr.

February 25th – P23 Tea – Rt 33

March 6th - Hearten Day Program –Whitehorse-Mercerville Rd.

March 27th – New Life Group – IBIS

April 10th – Spigola – Deerpath Shopping Center

May 1st – Angie’s Luncheonette 2 – Dover Park Plaza

May 1st – Raza’s of Hamilton – Rt 130

May 3rd – Wingstop – Independence Plaza

May 7th - Stewarts Root Beer – Rt 33

May 15th – 21 Club Barber Shop – Dover Park Plaza

May 22nd – Serv Behavioral Health – AAA Drive

May 23rd – Patel Brothers – Quakerbridge Rd.

May 31st – Pet Supplies Plus – Whitehorse Ave

June 5th - Estetica Medical Aesthetics (Med Spa)

June 6th – Vitale Inspections – Klockner

June 26th Accela Post Acute Care

June 20th Rolito’s Ice Cream – 876 Whitehorse

August 15th Emaan Grocery & Halal Meats - 233 Highway 33

OPEN Crumble Cookie – Hamilton Market Place

OPEN - Bath and Body Works – Hamilton Market Place

OPEN - Poke Brothers – Rt 33

OPEN – Soulberry Natural Markets (Black forest)

OPEN - Inspirations Thrift Store – Mercerville Shopping Center

OPEN - Chipotle – Whitehorse Mercerville

August 27th – Yoja Salon and Yoja Brow
Sept 5th Haitian Caucus – Development Center
Sept 6th - Abundant Grace Ministries Community Center
Sept 10th – Feel the Fit gym – George Dye Rd.
Sept 15th – Northeast Alternative – Rt 130
OPEN - Valvoline – Rt 33
October 3 – DAVE’s Hot Chicken – Rt 33
October 18 – Sughra Get Well Clinic – Klockner Rd.
October 25th - Pulse Fitness – Briarwood Shopping Center
November 7th – Circadia Group – (old First Bank on 33)
November 7th – DTLR – Independence Plaza
November 10th - Bagel Bazaar – Mercerville Shopping Center
November 13th - Cloak and Dagger – Rt. 33 new location
November 13th - El Toro – 628 Arena
November 14th - Matakas Jiu Jitsu
November 17th - Qdoba – Kuser Plaza
December 2nd – Nottingham Tavern, new indoor/outdoor patio
December 9th - Abundant Grace Ministries Community Center
December 16th – PROP Hair Studio
December 18th Creative Change New IDD Day Habilitation Program

Dates to be set in early 2026

Date TBD- Sunrise Point 2277 Route 33

Date TBD - Capital Health primary Care – Mercerville Shopping Center

New Businesses coming in:

- Sprouts – Mercerville Shopping
- Success on the Spectrum 1125 Mercerville Rd.
- PT Max Physically Therapy – 1601 Whitehorse
- Primal Jym – Kuser Plaza
- Driving Academy (CDL) – 1400 E State Street.
- Fiberglass Pool Design LLC – moving into Route 206 (old powerhouse)
- 60/60 Sixty Sixty Eyewear Store – coming to Kuser Plaza
- Blooms for you, Flower Shop – coming 2444 Hamilton Ave (old A-1 Locksmith)
- The Hummus Republic – 3100 Quakerbridge Rd. (old Jennie Craig)
- Comfort Keepers - 2670 Nottingham Way (old Delcrest)
- Blueprint Cookies (near UNO’s)
- Raising Cane’s (old Chase on route 33)
- Il Dono (old Tessara’s)



Grand Opening/Ribbon Cutting Guide

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

HAMILTON TOWNSHIP

**Grand Opening
&
Ribbon Cutting**

CHECKLIST

Covering the Basics

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

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

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

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

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

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

Preparing for the Event:

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

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

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

The Follow up:

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

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

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

Business Resources

These organizations are available to assist in your success:

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

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

Creating the Build Up

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

SAVE the DATE

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

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

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

Press Releases

This Division continues to 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”.

Posted on: November 20, 2025

Bagel Bazaar Celebrates Ribbon Cutting for New Hamilton Location



Mayor Jeff Martin and Assemblywoman Tennille McCoy joined community members and business leaders on Monday, November 10, 2025, to celebrate the grand opening of Bagel Bazaar's new Hamilton location.

Located in the Mercerville Shopping Center on Route 33, the new shop brings fresh energy to the former home of the iconic Pete's — a cherished local landmark. The arrival of Bagel Bazaar continues the tradition of welcoming beloved food destinations to this well-known community hub.

For more than 30 years, Bagel Bazaar has been a Central Jersey favorite. Under the leadership of owners Paul Salas, Randi and Dave Salva, the brand continues to expand, driven by a relentless commitment to quality and community.

View the full story: [Home > News Flash](#)

Category: **News About Hamilton Businesses and Economic Development**

Bagel Bazaar is a company that operates a major production and distribution center, shipping to customers nationwide.

“At Bagel Bazaar, we believe that to be the best, you have to dine in or order online. Our mission is for every customer to have a great experience.”

Posted on: December 4, 2025 | Last Modified on: December 1, 2025

El Toro Del Fuego Brings a New, Fresh Way to Enjoy Mexican Cuisine to Hamilton



Mayor Jeff Martin joined community members on Thursday, November 13, 2025, to celebrate the grand opening of El Toro Del Fuego, located at 628 Arena Drive. The ceremony marked the official debut of Hamilton's newest dining destination, bringing an exciting twist to Mexican cuisine.

El Toro Del Fuego is owned by Sam Zheng, a well-known entrepreneur in Mercer County's culinary scene and the successful owner of three TacoRito locations. With this latest venture, Zheng introduces a bold, all-you-can-eat concept that elevates traditional Mexican dining with an innovative, flavor-forward approach.

The menu offers an extensive selection of appetizers, sides, and premium grilled meats. Guests can enjoy everything from chicken and steak fajitas to ribeye and top sirloin picanha, all served fresh and continuously throughout their visit. Complementing the menu is a full bar featuring handcrafted cocktails, along with state-of-the-art live music.

This year, a comprehensive guide was created to help new businesses open in Hamilton.

There are 3 components to the guide; a booklet version that can be used in the office as new business owners come in, a pdf website downloadable version so businesses can easily print a version to follow and a landing page on the township website. This landing page can be found under “Business Owner” on the home page.

<https://hamiltonnj.com/640/Starting-a-Business-in-Hamilton>

Annual Community Events
 Contact Our Business Department
 Learn About Our Business Resources
 Obtain Business Assistance Information
 Business Registry
 Starting a Business in Hamilton

Home - Services - For Business Owners - Starting a Business in Hamilton

Starting a Business in Hamilton

We are so glad you are choosing us!
 We are here to help you bring your vision of your new business to life, ultimately contributing to Hamilton's dynamic economic landscape. Below will outline the necessary steps for both new and existing business owners, addressing zoning regulations, permits, and licenses. It ensures compliance with local laws and provides valuable resources for retail, service-oriented, and food establishments. Let's help you navigate the process smoothly and avoid unexpected challenges.

[View the Print Friendly Guide \(PDF Here\)](#)

Zoning
 Hamilton Township has a diverse range of zoning districts for residential, commercial, and industrial land uses. To open a business, you should first determine the property's zoning designation, as each district has its own permitted uses, building requirements, and operational guidelines. [Consult the Hamilton Township Zoning Map \(PDF\)](#) and [Zoning Ordinance](#) for compliance. A zoning verification letter is available and can be obtained by visiting the office.

[Learn more about the Zoning Enforcement Division](#)

Land Use
 Hamilton Township's Land Use policies promote sustainable development while preserving community character. Understanding land use regulations is crucial for business owners, who must submit license applications and obtain site plan approval for new constructions or significant modifications.

[Learn more about the Land Use Division](#)

Inspections - Construction
 Hamilton Township's Construction regulations ensure safe, sustainable, and community aesthetics as per New Jersey UCC regulations. Business owners must obtain permits, submit detailed plans, and undergo site inspections. For new constructions a pre-construction meeting with the construction official is required for a Certificate of Occupancy. Other requirements may include:

- Plumbing Inspection
- Electrical
- Fire Inspection
- Building Inspection
- Mercer County Water Soil

[Learn more about the Inspections - Construction Division](#)

Health Department
 Environmental Health Services under the Health Department is responsible for ensuring the safety and well-being of residents by enforcing health regulations and promoting public health initiatives. Business owners must obtain the necessary permits and licenses, including food service permits, and comply with local health codes, as well as undergo regular health and safety inspections.

Contact Us
Helpful Documents for Business Owners

The booklet is below.

WE'RE SO GLAD YOU'RE CHOOSING US!

#HAMILTONPROUD

STEP-BY-STEP GUIDE

Opening Your Business in Hamilton Township

This guide is designed to assist you in turning your vision into reality, ultimately contributing to the dynamic economic landscape of Hamilton. It outlines the necessary steps for both new and existing business owners, addressing zoning regulations, permits, and licenses. The guide ensures compliance with local laws and provides valuable resources for retail, service-oriented, and food establishments. Its goal is to help you navigate the process smoothly and avoid unexpected challenges.

OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT
 WWW.HAMILTONNJ.COM | KKANE@HAMILTONNJ.COM

Zoning

Hamilton Township has diverse zoning districts for residential, commercial, and industrial land use. To open a business, you should first determine the property's zoning designation, as each district has its own permitted uses, building requirements, and operational guidelines. Consult the Hamilton Township zoning map and Zoning Ordinance for compliance. A zoning verification letter is available and can be obtained by visiting the office.

Contact the Division of Community & Economic Development
 609-890-3672 | 2090 Greenwood Avenue Hamilton, NJ 08609
Hours: Monday, Wednesday and Friday - 8:30 am to 4:15 pm, Tuesdays and Thursdays - 8:30 am to 2:30 pm

Land Use

Hamilton Township's land use policies promote sustainable development while preserving community character. Understanding land use regulations is crucial for business owners, requiring license applications and site plan approval for new constructions or significant modifications.

Contact Our Land Use Coordinator
 609-890-3680 | Michael Guhanick (Land Use Coordinator) - MGuhanick@HamiltonNJ.com

Inspections - Construction

Hamilton Township's construction regulations ensure safe, sustainable, and community aesthetics as per New Jersey UCC regulations. Business owners must obtain permits, submit detailed plans, and undergo site inspections. For new construction, a pre-construction meeting with the construction official is required for a Certificate of Occupancy. Other requirements may include:

- Plumbing Inspection
- Electrical
- Fire Inspection
- Building Inspection
- TCO
- Mercer County Water Soil

Contact Our Construction Department
 609-890-3666 | Robert Scott D'Amico (Construction Official) - RDAmico@HamiltonNJ.com

Health Division

The Health Department is responsible for ensuring the safety and well-being of residents by enforcing health regulations and promoting public health initiatives. Business owners must obtain necessary permits and licenses, such as food service permits, health and safety inspections, and compliance with local health codes. Inspections cover sanitation practices, food handling procedures, and facility safety. Businesses selling food, packaged food, or tattoo parlors must comply with Health Department requirements before opening after construction work is complete.

Contact the Division of Environmental Health Services
609-890-3828 | Lisa Surtees (REHS) - LSurtees@HamiltonNJ.com

Municipal Clerk's Office

The Clerk's Office is a crucial administrative department responsible for maintaining township records, managing elections, and issuing permits and licenses for businesses operating within the township. They provide necessary paperwork for businesses in various categories, including auto body, service providers, theaters, jewelry, retail, commercial recreation, towing, and more.

Contact Our Municipal Clerk's Office
609-890-3622 | Alison Sabo (Municipal Clerk) - ASabo@HamiltonNJ.com

Water Pollution Control (WPC)

The Water Pollution Control Facility supports businesses in Hamilton Township, ensuring compliance with environmental regulations to protect water resources and local ecosystems. They provide guidance on permits and compliance measures for water-related appliances and systems, promoting sustainability and economic growth in the Township. A Commercial Sanitary Sewer Permit is required for all businesses.

Contact Our WPC Department
609-890-4140 | Carrie Feuer (Director) - CFeuer@HamiltonNJ.com

Fire Division

The Hamilton Township Fire Division is responsible for fire inspections, code enforcement, and promoting fire safety practices. Business owners should contact the division early in the business process to create a fire safety plan, obtain permits, and install appropriate fire suppression equipment. The bureau should also provide guidance on the types and locations of fire extinguishers.

Contact the Fire Prevention Bureau
609-896-4194 ext. 1052 | Scott McCormick (Fire Official) - SMCormick@HamiltonNJ.com

Outdoor Signage

To install a sign, it's required to obtain approval from the Planning Division and follow township zoning regulations plus NJDOT requirements. A Building Permit is necessary for new signs, ensuring safety and construction standards. If the sign is lighted, an additional Electrical Permit is needed for safety. Temporary signs, such as banner flags, yard signs, feather flags, telephone pole signs, or fence signs, are not allowed. Contact our Zoning Enforcement Official for more details. Contact our Zoning Enforcement Official John Leonardo for more details at 609-890-3634 or JLeonardo@HamiltonNJ.com.

Contact Our Planning Department
609-890-3645 | Rob Poppert (Township Planner) - RPoppert@HamiltonNJ.com

Business Resources

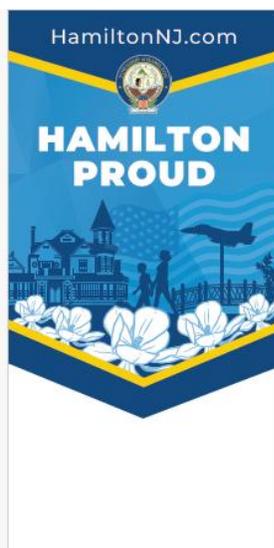
All Hamilton Township businesses and non-profit organizations must register annually at no cost with the Municipal Clerk's Office. A business includes any corporation, partnership, or entity engaged in commercial or industrial activity (N.J.S.A. 40:52-7). A non-profit is defined as per N.J.S.A. 15A:1-1 et seq., with a physical address or registered agent in Hamilton Township. To register, visit hamiltonnj.com/BusinessRegistry for more information.

Once all necessary checkmarks are complete, you can contact Kate Kane to help assist you with a grand opening and connect you to other resources available to open your business by emailing KKane@HamiltonNJ.com



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.

With the success of year one, Hamilton Township entered the second year of this partnership. Breez Banner was able to provide the following statistics from year one.



By joining, your business will **reach residents, commuters, and visitors**, gaining **repeated exposure in high-traffic areas**.

Banners will be featured at key locations:



2025 Job Fair

In March of 2025, 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 75 vendors as well as resources from Municipal, County, State and Federal entities. Resume assistance, the Health Department and newly added professional headshot station rounded out the group of vendors.

Job Seekers: We did not pre-registered this year. The idea was to improve the process by getting them in the door more efficiently and to the area of interest. We grouped the employers by industry, which improved the process as well. Below was the breakdown of the foot traffic of job seekers.

Foot traffic: 11am – 12pm: 590 people
12pm – 1pm: 307 people
1pm – 2pm: 288 people
2pm -3pm: 81 people
Total: 1266 job seekers

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

For reference:

In 2024, final numbers were 357 pre-registered, plus 733 walk-ins, with a total of 997.

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

In 2022 - 300 prospective job seekers.

The 2026 Job Fair planning is under way. The date is set for March 20, 2026.



2025 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.



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. Hamilton is currently in the final stage of approvals and will be announced in the next round in early 2026.

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.**

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.



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



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 location 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:



 @NJMotionPicture
 @NJFilmCommission
 @NJMotionPictureandTV



film.nj.gov | 973.648.6279

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 6 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)

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.

Mercer County Office of Travel and Tourism

In Early 2025, The Princeton Mercer Convention and Visitors Bureau Committee (PMCVB) transferred the Tourism arm of the region to the County Office of Economic Development. The Mercer County Office of Travel and Tourism. This division has started to work closely with the new office.

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.

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: 12/4/2025

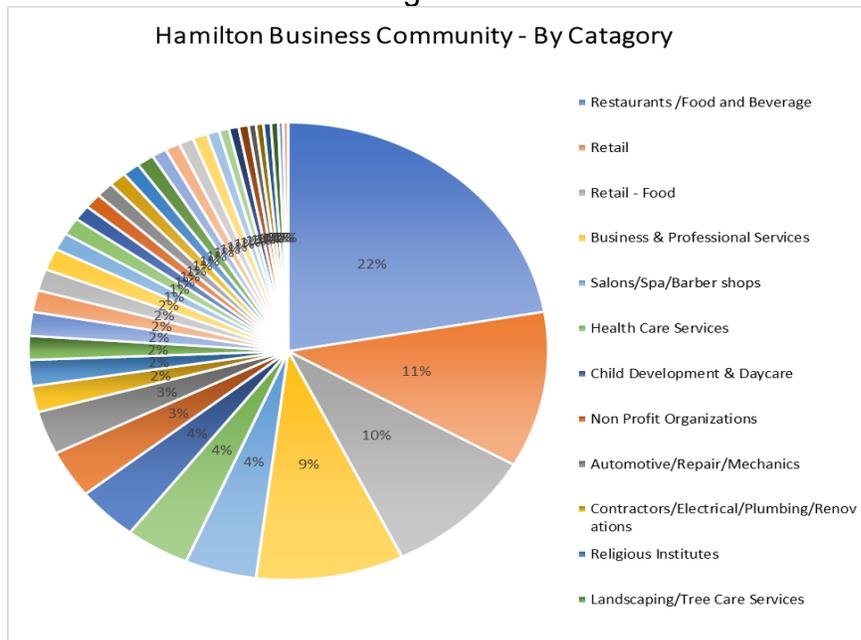
2nd reminder: 12/15/2025

3rd reminder: 12/26/2025

4th reminder: 12/31/2025

Currently, there are just about 900 businesses registered in the Business Registry and over 600 businesses have renewed for 2026 calendar year. Prior to looking at 2026 license cycle, there are 900 businesses registered in 2025.

This chart indicates the categories.



Business Community Email Blast:

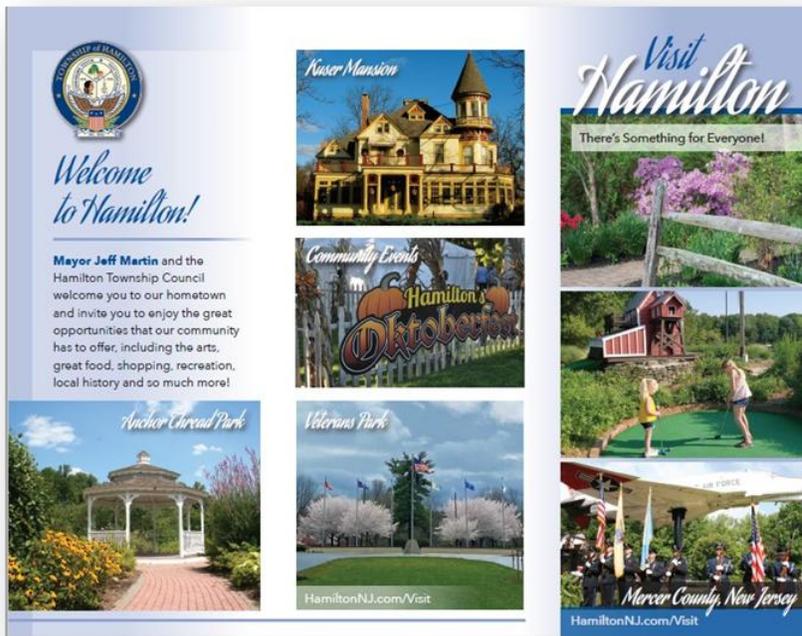
The Division continues to create e-blasts for the Business Community. The emails are sent out once a quarter with resources and important information. According to Constant Contact, the open rate ranges from 47%-59%.

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.

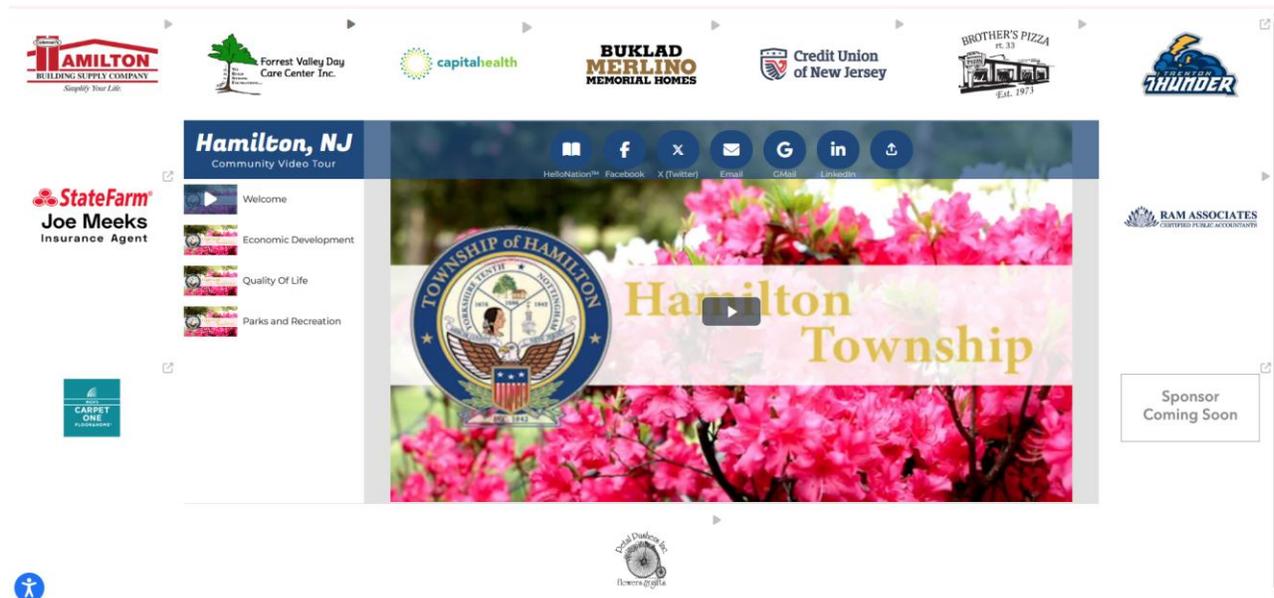
Hamilton has so much to offer and collaborating with a company that could help put videos to express this was a project we are very proud of. In the 2024 contract, the

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 were edited and launched in early 2025

https://www.elocallink.tv/m/v/Redesign4/?pid=B9xzy7z3&fp=njhami24_wel_rev2_iwd



With both sets of videos, 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>

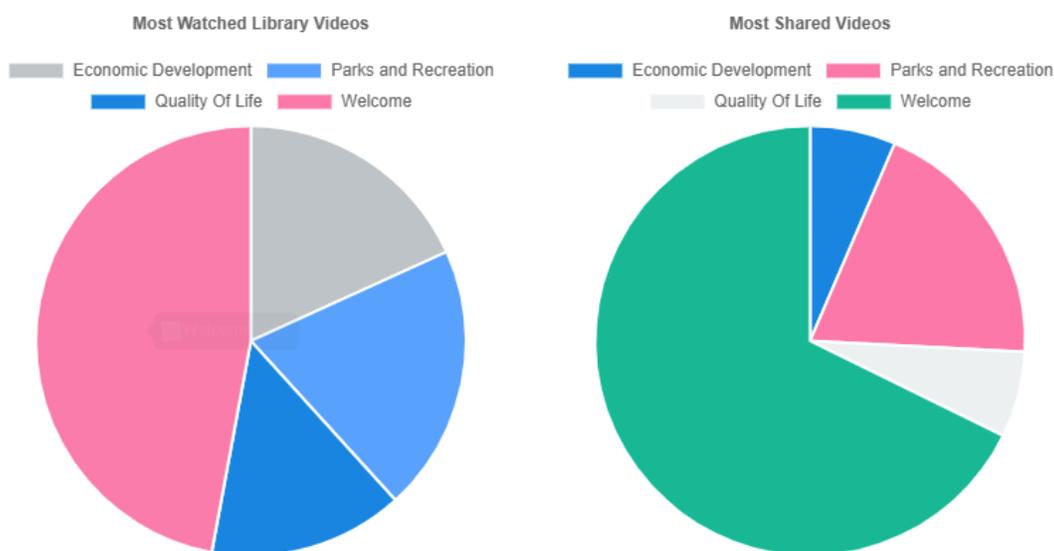
Statistics and feedback from the Video Initiative:

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.mcscssd.info/>

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 0% loan program in partnership with the UCEDC. By this division’s continuous work in spreading the word on this program, our Hamilton Business community had the most participation of any of the townships in the County. 22 businesses out of 65 loans were awarded a total of \$429,000.00

In 2025, Mercer County rolled out two programs: Mercer County Business Builder Rebate Program & Revitalize and Grow Grant. 24 Hamilton Businesses participated in the Business Builder Rebate Program and 12 Hamilton businesses in the Revitalize and Grow Grant.

Business Builder		
Zip Codes/City	Count of Application ID	Sum of Total Approved Amount_BBR_currency
East Windsor	2	4000
Ewing	8	23282.2
Hamilton	24	62546.31
Hightstown	3	10080.77
Hopewell	1	2722.27
Lawrence Township	5	15311.77
Pennington	2	4000
Princeton	2	6306.48
Robbinsville	4	18106.09
Titusville	1	3000
Trenton	17	52041
Grand Total	69	201396.89

Revitalize and Grow		
Row Labels	Count of Application ID	Sum of Total Approved Amount_RGG_currency
Ewing	1	4019.76
Hamilton	12	253068.64
Hightstown	1	30000
Hopewell	2	31188.42
Trenton	15	498985.51
Grand Total	31	817262.33

Mama Dude's
 MAD Disposal & Hauling LLC
 Carellas Chocolates Limited Liability Company
 Central Jersey Landscaping & Lawn Maintenance, Inc.
 ENTERPRISE SOLUTIONS ACCOUNTING LIMITED LIABILITY
 COMPANY
 Delectaco, Inc.
 Main Street Counseling, LLC
 Michael T Remus Inc
 MH Financial CPA Firm LLC
 Salon NVUS Hair LLC
 Ivy on Main LLC
 TWO ANNS, INC.
 P23 Tea Lounge
 Jeff's Top Notch Garage
 Delectaburger, Inc.
 Tri Shield Security and Protection LLC
 The Cheesecake Lady
 Angel Tree Service LLC
 K&M Landscape LLC
 Sheehy & Molinelli, Inc.
 Sidekicks Respite Care LLC

NJEDA has also had a variety of Grants and Loan programs available to our Hamilton Businesses.

The E-Commerce Support Program – Businesses partnered with website company for assistance with building out their websites.

Studio Luxe LLC	06/13/24	Ewing	Mercer	N
Selmon Service LLC	08/23/23	Hamilton	Mercer	Y
DeLorenzo's ASP The Image Factory LLC	04/24/23	Hamilton	Mercer	Y
Healing Grounds Wellness Center LLC	09/13/23	Hamilton	Mercer	N
Carellas Chocolates LLC	07/29/24	Hamilton	Mercer	N
Hamilton Bagel & Bakery, Inc.	06/24/24	Hamilton	Mercer	N
Salon NVUS Hair LLC	04/28/25	Hamilton	Mercer	Y
Beautique Hair Salon & Styling Bar	01/07/25	Hamilton	Mercer	N
Ted Dolci, Inc.	01/28/25	Hamilton	Mercer	Y
The Cheesecake Lady LLC	08/27/25	Hamilton Square	Mercer	N
The Children's Garden Day School LLC	08/21/24	Hamilton Square	Mercer	N

Positive (+) Solutions - Marketing & PR
206 followers
2w • 🌐

Still in need of a pie for Thanksgiving? Why not cheesecake! We recently completed the website project for The Cheesecake Lady, as part of the NJEDA Small Business E-Commerce support Program. Based in Hamilton, The Cheesecake Lady is a small, specialized bakery producing one product... cheesecake. We gave their website a fresh look, smoother navigation, and streamlined the ordering process. Check out their tasty new website here: <https://lnkd.in/exCiWndR>

Is your website looking underbaked? Reach out today to see if you are eligible: njeda@positivesolutionsteam.com 📧



Positive (+) Solutions - Marketing & PR
206 followers
4mo • 🌐

We're thrilled to unveil the new website for Beautique Hair Salon & Styling Bar, completed as part of the NJEDA Small Business E-Commerce Support Program! Beautique's new website encapsulates the salon's vibe, marrying elegance with luxury, through a new sleek and sophisticated design and a smoother appointment booking process.

Check out their new website here: <https://lnkd.in/ducgzFsd>

Is your website in need of an up-do? 🧑‍💻 Reach out today to see if you qualify for the NJEDA Small Business E-Commerce Support Program: njeda@positivesolutionsteam.com 📧



NJEDA Small Business Lease Grant (SBLG)

Below is a list of Hamilton businesses who participated in the NJEDA Small Business Lease Grant (SBLG).

Paintpourri - Hunterdon llc	10/18/2024	44732.03	Whitehouse	Hunterdon
HONEY BEE ENRICHMENT LLC	5/10/2024	57600.00	Cranbury	Mercer
Office Penny LLC	3/15/2023	10800.00	East Windsor	Mercer
FJEWINGLAUNDRY LLC	3/27/2025	20954.61	Ewing	Mercer
Studio Luxe LLC	12/27/2023	13344.00	Ewing	Mercer
Celloxess LLC	10/4/2023	28000.00	Ewing	Mercer
Golden Umbrella Group Inc	2/24/2022	20500.04	Franklin	Mercer
Diamond Business Communications Limited Liability Company	8/22/2024	10320.00	Hamilton	Mercer
IVY ON MAIN	5/24/2024	11241.27	Hamilton	Mercer
Mercer Wealth Management, LLC	2/29/2024	33379.18	Hamilton	Mercer
The Venue by P	10/31/2022	12720.00	Hamilton	Mercer
FOXMOOR TRAVEL LLC	4/5/2022	10108.02	Hamilton	Mercer
NJ Pacific Inc	2/14/2022	14400.00	Hightstown Borough	Mercer
Master Plan Investment Group	8/14/2025	8280.00	Hopewell	Mercer
Queenie's Gastronomy LLC	4/7/2023	6095.32	Hopewell	Mercer
KARATE FIT USA LLC	4/5/2022	14220.00	Lawrenceville	Mercer
The Kink Centre LLC	1/30/2022	11469.60	Lawrenceville	Mercer
Apart, Together in Motion LLC	2/3/2022	31332.27	Princeton Borough	Mercer
Princeton Electrical Makeover LLC	10/18/2023	21480.00	Princeton Junction	Mercer
The Drop-In Princeton LLC	1/10/2022	30443.90	Princeton Junction	Mercer
Shiv Stok LLC	3/6/2025	10821.35	Robbinsville	Mercer
RF Binder Partners Inc	2/2/2024	47494.16	Trenton	Mercer
SOL Y LUNA ENTERPRISES LLC	1/6/2023	23786.40	Trenton	Mercer
Ahaansh LLC	6/26/2024	17063.14	West Windsor	Mercer
Pack Attack Inc.	3/8/2024	16152.74	West Windsor	Mercer
Enterprise Public Affairs, Limited Liability Company	5/31/2024	11701.57	Yardville-groveville	Mercer

Small Business Improvement Grant (SBIG)

Below is a list of Hamilton businesses who participated in the NJEDA Small Business Improvement Grant.

LEOPARD LLC	8/20/2022	\$	10,000.00	White House Station	Hamilton County
Scotto and Crimani, Inc.	11/30/2023	\$	6,825.00	Hamilton	Mercer
Ventis Medical Inc.	7/24/2023	\$	16,082.00	Princeton Borough	Mercer
Nano-Ditech Corporation	1/16/2025	\$	50,000.00	Cranbury	Mercer County
CRANBURY SOUP & SANDWICH LLC	6/7/2024	\$	50,000.00	Cranbury	Mercer County
Zebra Logistics Inc	10/31/2024	\$	50,000.00	Cranbury	Mercer County
Moroccanoil, Inc.	1/10/2023	\$	29,802.17	Cranbury	Mercer County
GMC Precision Machine LLC	8/16/2022	\$	10,692.20	Cranbury	Mercer County
Apollo Gardening LLC	11/21/2023	\$	4,147.73	East Windsor	Mercer County
House of Beauty by Francois, LLC	7/3/2023	\$	6,109.92	East Windsor	Mercer County
Chef's Rotisserie LLC	3/22/2023	\$	7,113.12	East Windsor	Mercer County
The Jewish Community Center of the Delaware Valley	6/8/2022	\$	8,200.00	East Windsor	Mercer County
FIEWINGLAUNDRY LLC	2/13/2025	\$	50,000.00	Ewing	Mercer County
TINA BEAUTIQUE NAIL SALON LLC	6/20/2024	\$	22,910.00	Ewing	Mercer County
Muller Customs Limited Liability Company	10/18/2024	\$	49,500.00	Ewing	Mercer County
GMH Associates of America, Inc.	6/14/2024	\$	15,910.00	Ewing	Mercer County
Celloxess LLC	2/28/2024	\$	50,000.00	Ewing	Mercer County
Tyger Scientific Inc	11/15/2023	\$	19,741.44	Ewing	Mercer County
L A NAILS & HAIR OF EWING LLC	10/19/2023	\$	21,750.00	Ewing	Mercer County
INFINITY FLIGHT GROUP LLC	4/8/2023	\$	16,869.46	Ewing	Mercer County
KIDS INK, LLC	1/19/2023	\$	25,286.50	Ewing	Mercer County
The Glow Room LLC	10/31/2022	\$	4,015.90	Ewing	Mercer County
Smart Stitch LLC	7/7/2022	\$	36,203.80	Ewing	Mercer County
Jae Lehee, LLC	8/24/2022	\$	6,539.98	Ewing	Mercer County
Urge Fitness Limited Liability Company	10/14/2022	\$	35,123.68	Ewing	Mercer County
Smart Move Physical Therapy LLC	3/7/2025	\$	14,540.69	Hamilton	Mercer County
Madeline's Table Limited Liability Company	8/28/2024	\$	50,000.00	Hamilton	Mercer County
Mercer Wealth Management, LLC	9/26/2024	\$	43,631.78	Hamilton	Mercer County
The Venue by P	10/17/2024	\$	14,444.57	Hamilton	Mercer County
SWAGATH, INC.	3/22/2024	\$	50,000.00	Hamilton	Mercer County
Kids Ink-Hamilton Corp	1/17/2024	\$	14,172.56	Hamilton	Mercer County
Ramachandran, Parameswara K	7/29/2024	\$	16,171.62	Hamilton	Mercer County
The Mercer County Bar Association	11/3/2023	\$	9,043.52	Hamilton	Mercer County
CYPRESS AVE LLC	11/1/2023	\$	9,930.61	Hamilton	Mercer County
ALPHA INK STUDIO LLC	6/20/2023	\$	9,671.68	Hamilton	Mercer County
Grounds For Sculpture, Inc.	9/9/2022	\$	48,625.83	Hamilton	Mercer County
CARELLA SHOES	2/2/2023	\$	21,386.58	Hamilton	Mercer County
ENTERPRISE SOLUTIONS ACCOUNTING LIMITED LIABILITY COMPANY	8/31/2022	\$	20,225.65	Hamilton	Mercer County
Kuser Family Dental LLC	7/29/2022	\$	50,000.00	Hamilton	Mercer County
Maria Johnston	10/31/2022	\$	12,576.08	Hamilton	Mercer County
Hera Nail LLC	8/11/2022	\$	7,500.00	Hamilton	Mercer County
Capital Title Agency, Inc.	7/14/2022	\$	13,950.88	Hamilton	Mercer County
Geogreens	9/8/2022	\$	16,065.03	Hamilton	Mercer County
Hamilton Square Dental LLC.	7/14/2022	\$	39,247.60	Hamilton	Mercer County
NAMI Mercer NJ, Inc.	6/16/2022	\$	7,210.48	Hamilton	Mercer County
Stripped Wax Bar LLC	9/13/2022	\$	6,112.50	Hamilton	Mercer County
SPOK & R Corp.	8/24/2022	\$	42,350.00	Hamilton	Mercer County
Ridder's Custom Woodwork, LLC	8/24/2022	\$	13,669.24	Hamilton	Mercer County
Stephien Firs, C.L.C.	11/30/2022	\$	18,611.14	Lawrenceville	Mercer County
Prapti 22 LLC	7/28/2023	\$	50,000.00	Mercerville	Mercer County
JACSEK Enterprises Inc.	7/19/2022	\$	50,000.00	Mercerville	Mercer County
Mani Corporation of NJ	10/19/2022	\$	47,960.94	Mercerville	Mercer County
Transit	8/5/2025	\$	50,000.00	Princeton Borough	Mercer County
B&M FOOD SERVICE, LLC	6/7/2023	\$	50,000.00	Yardville-groveville	Mercer County

Meet and Greet Out-reach Campaign with Mayor Martin

Visiting our business community has always been a priority for Mayor Martin and this Division coordinates this initiative to achieve that 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, 2024 and 2025. 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.

In 2025, the focus continued to be to visit our corporate parks and finding our “hidden gems” in our business community. We set time to visit corporate parks; areas such as Golden Crest Offices, and Lexington Square. These visits have allowed us to meet and connect with business owners and organizations throughout the township.



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.



Quarterly Realtors Meetings

Our Realtor Meetings continued in 2025, an initiative that was started in 2023, to strengthen our relationship with realtors in the area. In 2025 we conducted 3 meetings – January 2025, June 2025 and October 2025. We also have set all the dates for 2026, which will be included on the Hamilton Twp, to further our reach.

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 like Visit Hamilton Brochures for their open houses, the Hamilton videos for prospective buyers and other township information that is relevant.

Feedback from the meeting has been overwhelming positive from the Realtors. We have set our dates for 2026 and are now listed in the Twp. Calendar – Jan 21, 2026, April 15th 2026, and September 16, 2026.

The Office of Community and
Economic Development

Realtors Meeting

Thursday June 5, 2025
11am-12pm

Meet with representatives from the Township:

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

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



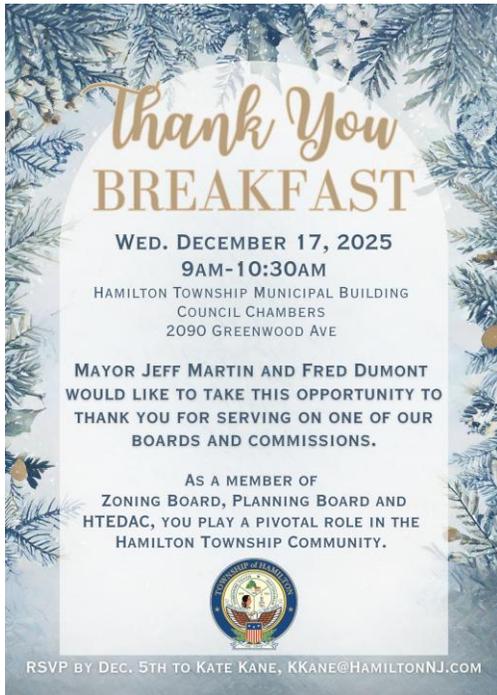
Hamilton Township, NJ



With the success of the Residential Realtors, we introduced a new series for our Commercial Real Market. A quarterly meeting will now take place for our leasing agents, shopping center property managers and corporate park representatives.

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.



Testimonials

Helping our business community is incredibly rewarding, and the appreciation our businesses express has been unwavering. It's especially meaningful when those kind words are shared in an email or written message.

From: Krishna Mahida <kdmahida@gmail.com>
Sent: Wednesday, March 12, 2025 1:22 PM
To: Kate Kane <kkane@hamiltonnj.com>
Subject: Gratitude

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

Hello Mrs. Kate,
Good Afternoon,

This is Krishna from Deerpath Bagels and Burgers. Today coincidentally I met our Hon. Mayor at Mezeeh ! I was there for a lunch and I saw Hon. Mayor before me! I introduced myself and he recognized me and as always so graceful, Humble ! One more time I would like to convey sincere gratitude for doing gran opening of our store back in October! Business went up and community's support is appreciated! I get in touch with the community and we continue to serve this wonderful community!

Mrs. Kate thank you for all the support we received always!
Let me know if I can volunteer for any good deeds/ causes for Mayors office !

Also, please write review for our Hon. Mayor on behalf of us!
Our Mayor is most graceful and Humble! We thank him for his great leadership in community and thank you for believing in us and supporting us! Most importantly so down to earth yet leave great impact of great values of leadership! My little boys Arkaan 11 years old and Arjun 8.5 years old are fan of him !

We wish our Hon. Mayor great success always in everything he do! Also, huge thanks to you for always being so kind and supportive!

So grateful to be a part of such a wonderful community!

Kind Regards,
Krishna

From: Amanda Stone <astone@njrha.org>
Sent: Monday, August 11, 2025 10:59 AM
To: Kate Kane <kkane@hamiltonnj.com>
Subject: Hello!

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

Kate,

I hope all is well with you! You've been crushing it in Hamilton! I wanted to connect to see if there is any way we can work together to support restaurants in your area.

Hope we can talk soon!



Carlo Vitale <carlovitale1179@gmail.com>

To: Kate Kane, Mayor, Jeff Martin
Cc: Sarah Kevett

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.

Good Morning All,

Thank you so much for coming out on Friday! Your support is truly appreciated.

Have a great week!

Carlo

Appreciation and Follow-Up on Spigola Restaurant & Bar Inauguration



Spigola Restaurant <spigolarestaurant@gmail.com>
To: Kate Kane



Mon 4/14/2025 6:10 PM

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

Good Evening Kate,

I hope this message finds you well.

I wanted to extend my sincere thanks for your invaluable support and coordination during the Spigola Restaurant & Bar Inauguration and Ribbon Cutting Ceremony. The event was a tremendous success, and we were truly heartened by the strong turnout and enthusiasm from the community, patrons, and friends.

As mentioned during the event, I would appreciate it if you could kindly share the press release at your earliest convenience.

Additionally, I would welcome the opportunity to connect with you and Mayor Martin to explore potential collaborations on upcoming community events.

Lastly, I would be honored to host Mayor Martin and his key team members for lunch at Spigola. Please let me know a convenient date, and we will be happy to coordinate accordingly.

Thank you once again for your continued support. I look forward to staying in touch.

Warm regards,

Regards,
Sam Jain
Spigola Restaurant & Banquets
3817, Crosswicks Hamilton Square Rd,
Hamilton Township, NJ.08691
Tel: 609.585.5255
www.SpigolaRestaurant.com

Thank You for Your Support at Our Ribbon Cutting



Jeff Limato <jlimato@abundantgracenj.org>
To: Kate Kane, Garrett W. Racz



Wed 12/10/2025 1:10 PM

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

Kate and Garrett,

Thank you both for everything you did to make yesterday's ribbon cutting at our Outreach Center such a special day. I want to highlight how much your hard work made the day possible. Your planning, coordination, and steady behind-the-scenes efforts ensured everything ran smoothly and created a warm, welcoming atmosphere. It was wonderful to see the community come together, and that wouldn't have happened without the two of you.

We're also deeply grateful to Mayor Jeff Martin, County Executive Dan Benson, Assemblywoman Tennille McCoy, and Fred Dumont for joining us and showing such strong support. Their presence meant so much to our team and the community. Please extend our gratitude to all who helped make their participation possible.

Thank you both again for helping make this celebration meaningful for everyone involved.

With appreciation,

Jeff Limato
Abundant Grace Ministries
jlimato@abundantgracenj.org

Conclusion:

Our efforts to support local businesses, attract new investment, and foster a resilient economy have led to meaningful progress. Through strategic partnerships, innovative initiatives, and an unwavering commitment, we have worked together to strengthen Hamilton's thriving business community. As we look ahead, we remain focused on building a prosperous future for all, ensuring Hamilton continues to be a place where businesses can grow, flourish, and succeed. We thank our partners and business owners for their continued collaboration and look forward to an even brighter year ahead.



Hamilton Township

Department of Community & Economic Development

Engineering Division 2025 Annual Report

ENGINEERING DIVISION 2025 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 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 17 projects, either held over, completed or underway. These involved overlays, reconstruction, sidewalk replacement, storm and sanitary replacement, traffic, and pedestrian safety. Of the 17 projects, 13 have been completed or substantially completed. These projects include:

1. Roberts Ave (North Johnson Ave to East State St)
2. Beal St (South Olden Ave to Newkirk Ave)
3. Erie Ave (Natrona Ave to Winslow Ave)
4. Robin Dr (Paxson Ave to Dead End)
5. Jesse Dr (Tar Heels Rd East to Robin Dr)
6. Springdale Ave (Yardville Allentown Rd to Carlisle Ave)
7. Maple Shade Ave (South Broad St to Exton Ave)

8. Meredith Rd (Harcourt Dr to Dead End)
9. Anastasia Ct (Red Cedar Dr to Dead End)
10. Red Cedar Dr (Limewood Dr to Estates Blvd)
11. Lakeside Blvd (Hempstead Rd to Spicer Ave)
12. 2024 Miscellaneous Concrete for Public Works roads
13. Safe Walkways to Hamilton Lakes Dr, Pannick Dr & The Highlands

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

COMPLETED CONSTRUCTION PROJECTS

1) ERIE AVE, ROBIN DR AND JESSE DR (C.C. 01-25-01 R.I.) – This contract was awarded in January 2025 to Earle Asphalt at a contract cost of \$389,813.13. Construction began May 2025 and was completed in June 2025. The final change was submitted in July 2025 with the final contract price of \$288,382.50.

2) SAFE WALKWAYS TO HAMILTON LAKES DR, PANNICK DR AND THE HIGHLANDS (C.C. 01-25-02 R.I.) – This contract was awarded in January 2025 to A. Takton Concrete at a contract cost of \$367,700. Construction began July 2025 and was completed in September 2025. The final change was submitted in October 2025 with the final contract price of \$363,080.75.

3) ROBERTS AVE AND BEAL ST (C.C. 01-25-03 R.I.) – This contract was awarded in January 2025 to Barrett Paving at a contract cost of \$305,889.50. Construction began March 2025 and was completed in May 2025. The final change was submitted in June 2025 with the final contract price of \$246,171.31.

4) 2024 MISCELLANEOUS CONCRETE (C.C. 01-25-04 S.W.) – This contract was awarded in January 2025 to A. Takton Concrete at a contract cost of \$162,815. Construction began March 2025 and was completed in April 2025. The final change was submitted in May 2025 with the final contract price of \$184,049.10.

5) ANASTASIA CT, RED CEDAR DR AND LAKESIDE BLVD (C.C. 01-25-05 R.I.) – This contract was awarded in January 2025 to Barrett Paving at a contract cost of \$604,886.50. Construction began August 2025 and was completed in October 2025. The final change was submitted in November 2025 with the final contract price of \$532,110.63.

6) WHITEHORSE MERCERVILLE RD ADA RAMPS (C.C. 05-24-10 R.I.) – This contract was awarded in February 2025 to Diamond Construction at a contract cost of \$299,440.00. Construction began August 2025 and was completed in December 2025. The final change was submitted in December 2025 with the final contract price of \$292,576.00.

PROJECTS UNDER CONSTRUCTION

6) SOUTH BROAD ST – NORTHBOUND LANES (MAPLE SHADE AVE TO CEDAR LN) (C.C. 04-24-08 R.I.) – This contract was awarded in January 2025 to Mecor at a contract cost of \$1,112,178.50. Construction began May 2025 and was completed in September 2025, but punch list is underway.

7) SPRINGDALE AVE, EAST HOWELL ST, MAPLE SHADE AVE AND MEREDITH RD (C.C. 01-25-06 R.I.) – This contract was awarded in January 2025 to Gres Paving at a contract cost of \$900,358.77. Construction began August 2025 but punch list is underway.

8) VETERANS PARK, CATAWBA DR, BERRYWOOD DR AND SCOTTIE CT (C.C. 08-25-08 R.I.) – This contract was awarded in September 2025 to Black Rock at a construction cost of \$516,416.10. Construction began in October 2025 and is still on-going. Currently working on final punch list items and then will be ready for close out.

PROJECTS UNDER DESIGN

10) KLOCKNER AVE – The contract bid package is currently being prepared and is expected to be completed by December 2025. It is anticipated that project will be advertised in January 2025. The budget for the contract is \$1,150,000.

11) KLOCKNER RD – The contract bid package is currently being prepared and is expected to be completed by January 2026. It is anticipated that project will be advertised in February 2025. The budget for the contract is \$980,000.

PROJECTS READY FOR BIDDING

12) WOOLSEY 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 \$265,000.

13) CLAIRE LN, DOUGLAS CT AND SCOBEY LN - 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.

14) FARM BROOK DR, ROBERT FROST DR AND SCOBEY CT – 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 \$540,000.

PROJECT SUBMITTED TO LOCAL AID

NJDOT FISCAL YEAR 2025 PROJECTS

STATE GRANTS – The Engineering Division has submitted the following roads for State Grants, some of which have been awarded already:

1. **East Sixth Ave** – AWARDED \$300,000
2. **Klockner Ave (Nottingham Way to Sloan Ave)** – AWARDED \$600,028
3. **Klockner Rd (Edgebrook Rd to Negron Dr)** – AWARDED \$700,000
4. **Kuser Rd (Whitehorse Ave to Dolci Dr)** – AWARDED \$487,584
5. **Intersection of Kuser Rd & Klockner Rd** – AWARDED \$700,000
6. **Estates Blvd (Yardville Hamilton Sq Rd to George Dye Rd)** – PENDING

7. Sidewalk for Train Station (Klockner Ave to Sloan Ave) – DENIED

TRAFFIC CALMING MEASURES

E. PARK AVENUE (IN FRONT OF 1020 E. PARK AVENUE) – Speed sensor installed to help slow down vehicles around the bend near Pitman Avenue.

S. CLINTON AND MADDOCK AVE – Installed a four-way flashing beacon at the intersection to caution vehicles and reduce speeding. On the Maddock Ave side the beacon flashes red while on the S. Clinton Ave side it flashes yellow.

S. CLINTON AVE (AT INTERSECTIONS WITH FETTER, REDWOOD, AND WOODSIDE AVE)- Installed flashing LED Stop Signs at intersections to bring awareness to vehicles to prevent running through the stop sign and causing an accident.

VETERAN’S PARK BIKE LANES – Installed bike lanes on Army Way in Veteran’s Park.

ESTATES BLVD & WHATLEY ROAD – Installed a raised intersection near Langtree Elementary School

E. PARK AVENUE – Installed a raised intersection and a raised crosswalk near Hamilton High School West

WILFRED AVE & E. PARK AVE– Installed a raised intersection near George E Wilson Elementary School.

LAND DEVELOPMENT SERVICES

LAND DEVELOPMENT REVIEW

- Approximately 36 reviews of Plans for Subdivisions, Site Plan and Flood Plain Relief Applications
- Review of 29 applications for Administrative Waivers
- Review of 45 Residential Grading Plans

SERVICES

- Approximately 2500 Deeds Plotted
- Job requests from other Township offices requiring more extensive and detailed work.
- Approximately 121 Flood Plain inquiries were handled
- 175 Curb and Sidewalk Permits
- 219 Driveway Permits
- In-Ground Pool Permit Evaluations – new 17, as-built 8

- New Residential Construction Permits – new 45, as-built 47
- 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. 25-02-003 Divine Garden Request for approval for a cannabis growing facility.
2. 25-02-004 Krzysztof Kostrzena Waiver of side yard setbacks for the purpose of expanding a rear room from the existing garage.
3. 25-02-005 Hamilton Board of Education Cursory review for planning and zoning for the design of a pre-kindergarten addition at Robinson Elementary School.
4. 25-02-006 Gutierrez Request for variance relief for side and rear yard setbacks for the purpose of constructing a 12'x16' accessory structure and 11'x25' accessory structure.
5. 25-02-007 SJCG Equities, LLC Request for approval of a minor subdivision, preliminary and final site plan, use variance, bulk variance, and waiver relief for the purpose of developing a two-story addition to the existing commercial building and constructing a duplex.
6. 25-04-009 Aboa Variance relief for side yard setback and building coverage for the purpose of constructing a 10' by 13.7' addition.
7. 25-04-010 Jacob Request for variance relief for front yard setback for the purpose of obtaining permit for a constructed roof over patio/second floor deck.
8. 25-04-011 Zimmer Request for variance relief from size of accessory building and checklist waiver for the purpose of constructing a 30'X40' accessory building.
9. 25-04-012 Surti Waiver of driveway standards for the purpose of obtaining a permit for a driveway 24' wide.
10. 25-04-013 Aqua New Jersey Request for conditional use, preliminary site plan, final site plan, and bulk variance for the construction of two (2) PFAS water treatment facilities totaling approximately 2,072 square feet, in addition to site improvements for Well #14.
11. 25-04-014 Beym Waiver of side yard setbacks and checklist for the purpose of constructing a 22'x24' irregularly shaped addition.
12. 25-05-018 11 Hempstead Road Variance relief from lot area, frontage, and width for the purpose of constructing a single-family house.
13. 25-08-028 Pascal Variance relief from building coverage and checklist waiver for the purpose of constructing a 14'x17' residential addition.

14. 25-08-029 Gehle Request for variance relief from side yard setback and checklist waiver for the purpose of constructing a 4.3' by 27' porch.
15. 25-06-019 Sachoute Waiver of swimming pool standards and checklist waiver for the purpose of installing an above-ground pool within the side yard setback.
16. 25-07-021 Park Win Mer SC LLC Request for use variance of D(4) floor area ratio for the purpose of enclosing a 578 square foot loading dock.
17. 25-07-022 74 Taft Ave Request for variance relief from lot area, frontage, and width for the purpose of constructing a single-family house.
18. 25-08-025 Ross Restaurant Group LLC Waiver of sign standards for the purpose of installing 3 signs exceeding square footage.
19. 25-08-026 Ross Restaurant Group LLC Waiver of sign standards for the purpose of installing 3 signs exceeding square footage.
20. 25-08-031 Deluxe Realty LLC Request for use variance, relief of maximum impervious coverage, and preliminary and final site plan approval for the purpose of constructing an 820 square-foot convenience store with various site improvements.
21. 25-09-032 James Lauer Request for approval for minor subdivision for the purpose of creating two (2) lots.
22. 25-09-033 Mesivta Ohr Yesroel Request for a use variance and request for waiver of site plan for the purpose of adding a 6360 square foot building as a study hall facility.
23. 25-10-034 Glenfield Request for a use variance for the purpose of constructing a 60'x34' sports court in a front yard area.
24. 25-12-036 241 Springdale Ave Request for relief from side yard setback and building coverage for the purpose of constructing a 10'x11' three (3) season room.
25. 25-12-037 125 Hempstead Rd Waiver of pool standards for the purpose of obtaining approval for an existing in-ground pool.
26. 09-04-027 Request for approval of the construction of a 2,880 square foot warehouse facility and associated improvements.
27. W25-03 3039 S Broad St Waiver for the construction of a crematory/mausoleum.
28. W25-02 R&B Old York LLC Waiver for the construction of a horse stable, parking lot, and residential dwelling.
29. W25-22 572 Whitehead Road Request for waiver for the construction of a wash pad.
30. 24-11-035 Aqua Preliminary and final site plan approval for the purpose of constructing a 320 square foot PFAS water treatment building.
31. 24-11-034 Aqua Preliminary and final site plan approval and conditional use variance for the purpose of constructing a 1,968 square foot addition of a PFAS water treatment building.

32. 24-11-033 Aqua Preliminary and final site plan approval for the purpose of constructing a 1,241 square foot addition of a PFAS water treatment building..
33. 24-04-016 Nile Dynamics LLC Request for a 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.
34. 24-04-015 Nile Dynamics LLC Request for a 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.
35. 24-06-023 131 Edgebrook Rd Request for a 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 35'X24' attached garage, 32'X16' attached garage, and varied additional living space.
36. 24-01-004 745 Yardville-Hamilton Sq Rd Request for approval of proposed minor subdivision and 2-story house on one of the three proposed subdivision 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. FEMA did not require recertification for 2025 for Hamilton Township to maintain its class 7 rating, as long as Hamilton Township continues implementing its creditable floodplain management activities.

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). In 2025, the Engineering Division continued coordination along the project consultant and NRCS to finalize the plan set and permits through the NJ Department of Environmental Protection.

FLOOD ASSISTANCE & FLOOD MAP INFORMATION

The Division received approximately 121 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
- Pedestrian improvements on Whitehorse Mercerville Rd. Project includes sidewalk, curb, and updated ADA ramps.
- Veteran's Park shared use path widening and bicycle lanes.
- South Clinton & Redwood, Fetter, and Woodside : Flashing stop signs
- South Clinton & Maddock: Overhead flashing red/yellow beacon signal
- West Park Ave/Pitman Avenue: Flashing speed sensor
- Estates Blvd & Whatley Road: Installed a raised intersection near Langtree Elementary School
- E. Park Avenue: Installed a raised intersection and a raised crosswalk near Hamilton High School West
- Wilfred Avenue & E. Park Avenue– Installed a raised intersection near George E Wilson Elementary School.

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 2025, evaluations resulted in the installation of speed humps/raised intersections and raised crosswalks on E Park Avenue near Hamilton High School West and Estates Boulevard near Langtree Elementary School.

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 121 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 2500 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 175 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 assisted in resolving various conditions.
5. Driveway Permits – There were 219 driveways and/or paving permits issued.
6. Reproduction (Printing) - This division made approximately 1900 prints. Of these, approximately 1500 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 2025, 45 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 with the ordinance and helps avoid adverse impact on surrounding properties. There were 17 grading plans reviewed in year 2025 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 29 applications for Administrative Waivers.
16. 200'/500' Certified Property Owners Lists - The Engineering Department has provided the Land Use Office with over 90 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 100 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 TRAIRS 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 to.
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 250 inspection reports, and 1 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. Updates were provided to the County during regular meetings of 2025.

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 2025 year, Hamilton Township utilized See Click Fix for its online service request/inquiry software. Personnel from the Engineering Division have attended training, and the program is fully utilized for residential concerns. 206 See Click Fix were submitted. Additionally, 256 OPRA requests were submitted through the Engineering Division.



Hamilton Township

Department of Community & Economic Development

Engineering Division 2025 Project Photos

Commercial & Roadways

Chipotle Completion 06-13-2025

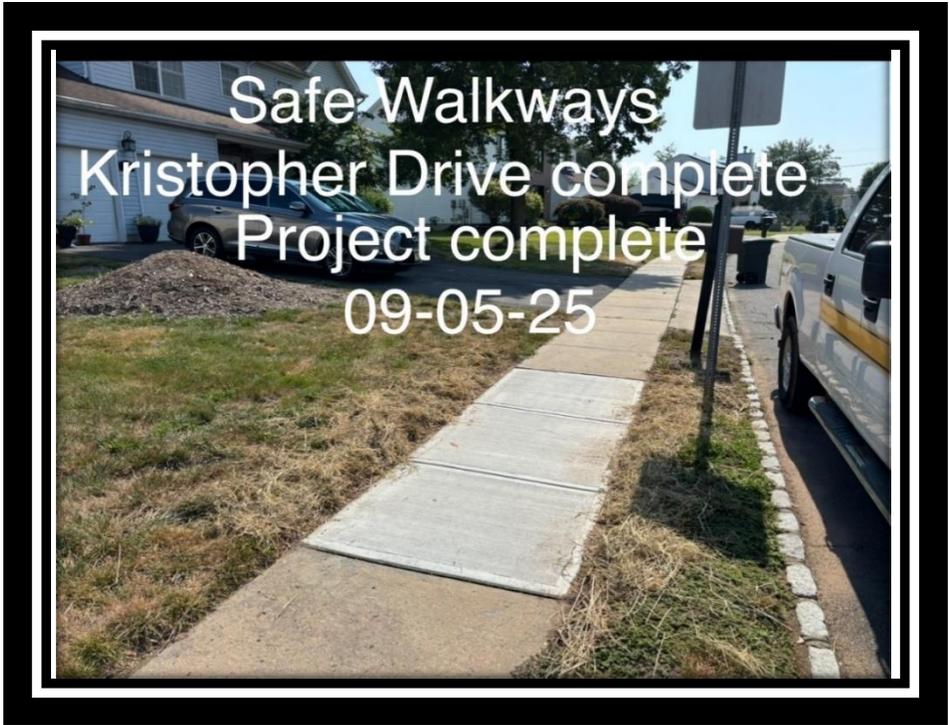


Safe Walkways
Pannick Drive Complete
Project Complete 09-05-25



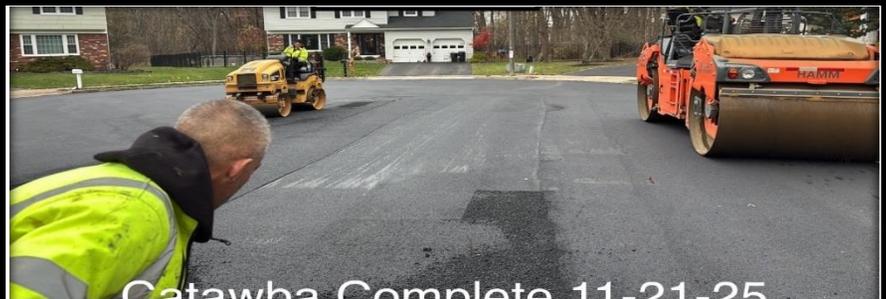
Safe Walkways
Hamilton lakes Drive project complete 09-05-25







Valvoline Completion
09-30-2025



Catawba Complete 11-21-25
1:00PM



600 Horizon Warehouse



The Village at Hamilton Green

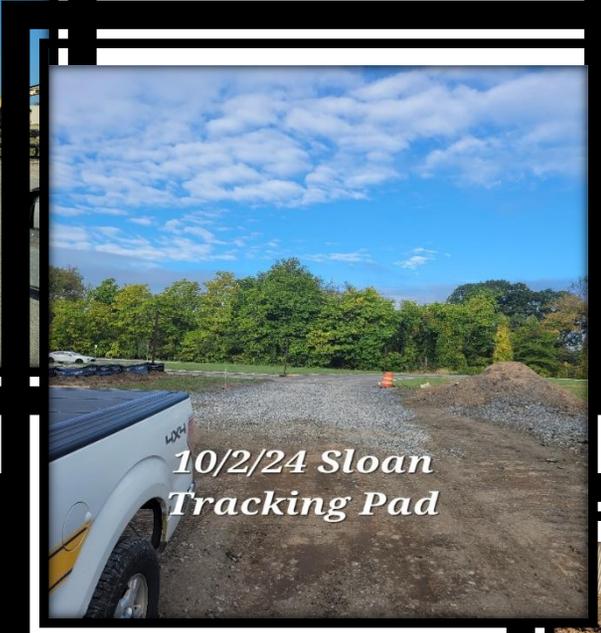


Waterview Phase 1





*8/27/24 Sloan Land
Clearing*



*10/2/24 Sloan
Tracking Pad*



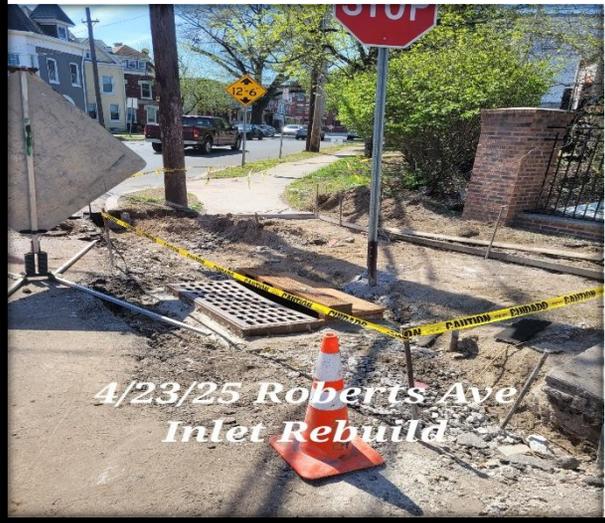
*11/1/24 Sloan Dust
Control*



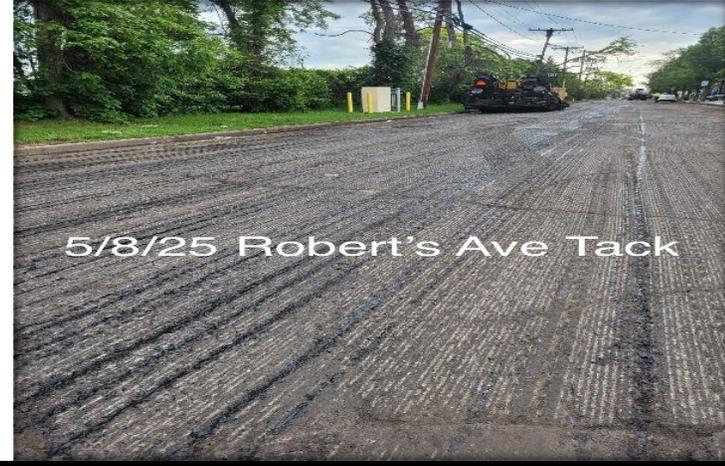
*11/25/24 Sloan
Warehouse FES 401
TO Manhole 401*



*11/27/24 Sloan
Warehouse CB 401*



4/23/25 Robert's Ave
Inlet Rebuild



5/8/25 Robert's Ave Tack



5/8/25 Robert's Ave
Striping



5/8/25 Robert's Ave
Paving



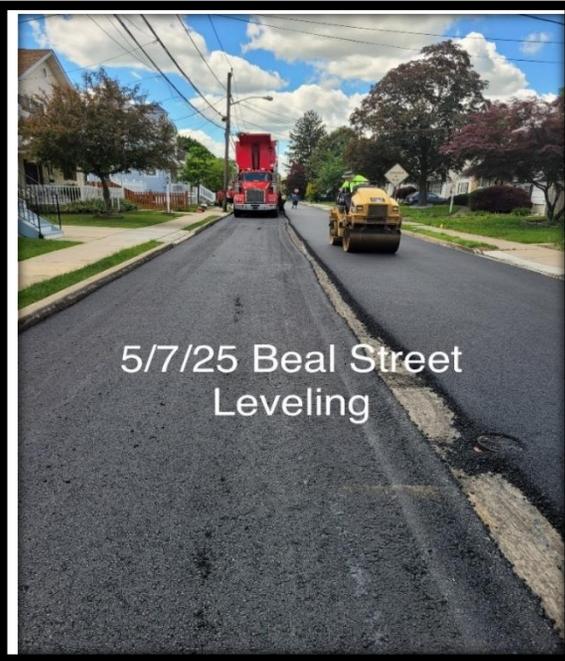
*3/17/25 165 Beal
Street Tree
Removal*



*3/27/25 43 Beal
Street*



*4/3/25 Beal Street
Concrete*



*5/7/25 Beal Street
Leveling*





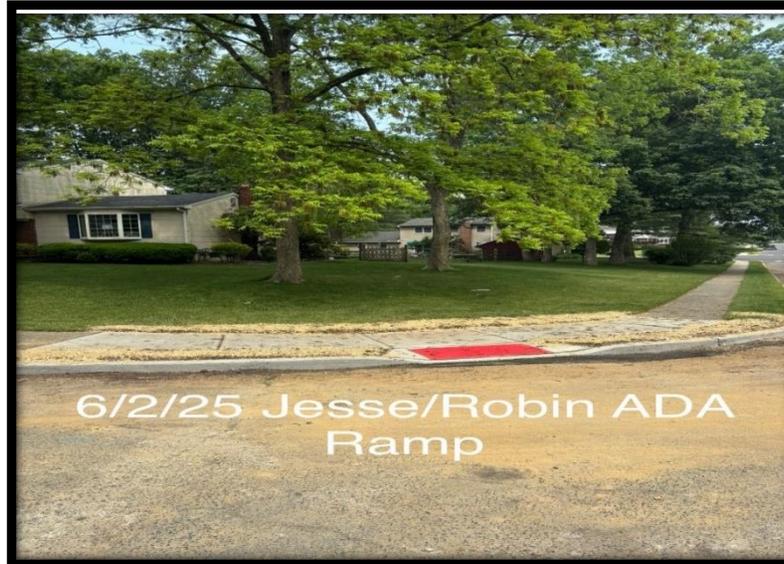
5/31/25 233 Grayson Ave



6/19/25 Jesse Crack
Repair



6/20/25 Jesse Drive
Paving



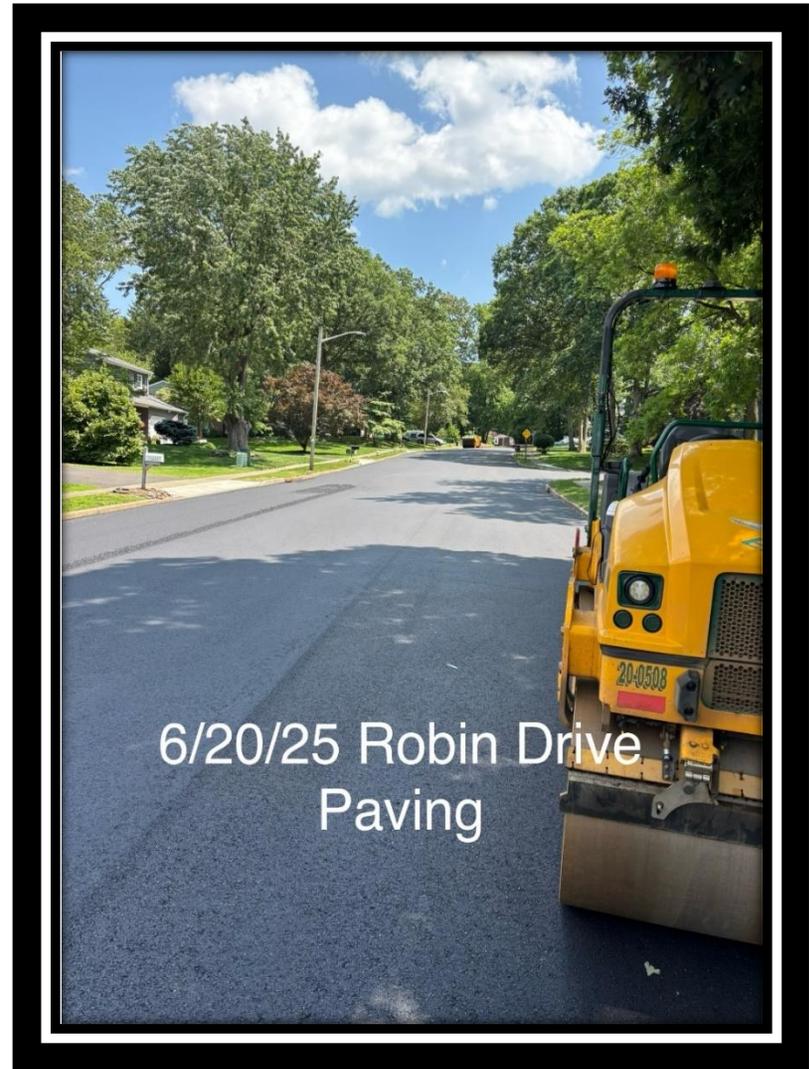
6/2/25 Jesse/Robin ADA
Ramp



6/19/25 Robin Crack
Repair



6/19/25 Robin Leveling



6/20/25 Robin Drive
Paving





**Beginning
Thoreau Rd**

08/15/25 Pioneer Pipe



**Begin pave
Rolling In +
Mark Twain
intersection
7:55Am**



Paving Plus Milling Mirybrook
08/15/25



Final pass of
Walt Whitman

08-15-2025 Pioneer Pipe



CONSTRUCTION OFFICE
ANNUAL REPORT
2025
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.

II. Construction Permit Activity
as of 12/31/2025

Total Permits Issued with Updates – 6081

Plan Reviews Performed- 10,171

Field Inspections Performed- 20,411

Single Family Homes -16

New Townhomes- 14

Single Family Addition- 43

Single Family Renovation-188

Commercial New Structures-13

Certificate of Occupancy-332

Temporary Certificate of Occupancy-81

Certificate of Continued Occupancy-12

Certificate of Approval-2259

Permit Fees-

Certificates (C of O) – \$63,075.00

Certificates (CC of O) – \$1,350.00

Certificates (Temp CO) – \$180.00

UCC/DCA Fee Collected- \$261,740.00

Violation Fee Collected- \$21,000.00

Contractor Registration- \$33,250.00

Backflow Tests- \$4,150.00

Annual Pools/Inspections- \$3,750.00

Total Fees Waived- \$253,307.00

Total Revenue Collected \$3,825,246.00



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

Construction Permit Activity Report

1/1/2025 -> 12/31/2025

Summary

	Cost:	Count:			
New:	\$122,932,817.00	82	Cubic Footage:	26,526,248 Cu.ft	Permits Issued: 4987
Addition:	\$2,983,592.00	45	Square Footage:	1,450,858 Sq.ft	Updates Issued: 1094
Alteration:	\$106,054,671.00	5882			
Demolition:	\$1,141,536.00	72			
Total:	\$233,112,616.00	6081			

Permits	Count	Permit Fees	Admin Fees	Total	Inspections	Passed	Failed	Other
Building:	1699	\$1,871,825.00	\$0.00	\$1,871,825.00	B 5884	4346 %73.9	652 %11.1	886 %15.1
Plumbing:	1866	\$307,275.00	\$0.00	\$307,275.00	P 3709	2549 %68.7	619 %16.7	541 %14.6
Electrical:	3220	\$866,667.00	\$0.00	\$866,667.00	E 6135	4207 %68.6	1022 %16.7	906 %14.8
Fire:	1219	\$222,082.00	\$0.00	\$222,082.00	F 1939	1505 %77.6	177 %9.1	257 %13.3
Elevator:	10	\$0.00	\$0.00	\$0.00	V 2	2 %100	0 %0	0 %0
Mechanical:	2157	\$202,438.00	\$0.00	\$202,438.00	M 2742	1816 %66.2	613 %22.4	313 %11.4
	10171	\$3,470,287.00	\$0.00	\$3,470,287.00		14425	3083	2903
DCA Training:	124		81839		(Note: Does not include result of none)			
DCA State:	5430		179492	\$0.00				
DCA Minimum:	409		409					
	5963		\$261,740					

Variations	Total	Paid	Certificates	Issued Total	Paid Total
Building	0	0	CA 2259	\$0.00	\$0.00
Plumbing	0	0	CCO 12	\$1,650.00	\$1,350.00
Electrical	0	0	CO 332	\$43,388.00	\$63,075.00
Fire	0	0	CC 0	\$0.00	\$50.00
Mechanical	0	0	TCO 81	\$1,080.00	\$180.00
Elevator	0	0	TCC 0	\$0.00	\$0.00
Total:	\$0.00	\$0.00	Total: 2684	\$46,118.00	\$64,655.00

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	3	\$250	Building	13	\$184,510
Plumbing	2	\$265	Plumbing	11	\$11,145
Electrical	3	\$1,340	Electrical	17	\$46,457
Fire	3	\$525	Fire	9	\$7,835
Mechanical	0	\$0	Mechanical	44	\$3,520
Elevator	0	\$0	Elevator	0	\$0
Total:		\$2,380	Total:		\$253,467
	Record Count	Total Exempted	Violations	Fines	Paid
DCA Fees	119	\$24,540	Issued	128	\$127,550.00
					\$21,000.00

Payments (Based on Payment Date)	
Permit (6113)	\$3,796,246.00
NON-UCC (0)	\$0.00
Variation Payments	\$0.00
Penalty (41)	\$21,000.00
Inspection Payments	\$0.00
Ongoing Invoice	\$6,100.00
Test Payments	\$1,900.00
Other Payments	\$0.00
Grand Total	\$3,825,246.00

III. List of Major Completed Projects

as of 12/11/2025

<u>Location Address</u>	<u>Work Description</u>	<u>Work Description Comments</u>
861 SLOAN AVE	ACCESSORY BUILDING	FIT OUT OF SHELL- EXTERIOR WALL INFILL,
		NEW ELECTRIC AND FIRE PUMP ROOM
1085 OLD TRENTON RD - (ASSUNPINK CENTER MC VOTECH)	ACCESSORY BUILDING	INSTALL 60' X 273 MODULAR BUILDING WITH DECKS,
		STEPS, AND RAMPS- TRAILER –
		(ASSUNPINK CENTER - MERCER COUNTY VO TECH SCHOOL)
104 ROBIN DR	ADDITION	SMALL ADDITION
1600 STATE HWY 33	ADDITION	2ND STORY ADDITION
232 HOBART AVE	ADDITION	ADDITION16x28
62 LIMewood DRIVE	ADDITION	RENO HOUSE DUE TO FIRE DAMAGE -addition/RNsq ft 504 cc 13392
235 CHURCHILL AVE	ADDITION	renovation of first floor and addition to 2nd floor per plans.
433 BERG AVE	ADDITION	DEMO PORTION OF GARAGE AND EXTEND MAIN DWELLING
120 PHILLIPS AVE	ADDITION	ADDITION AND INTERIOR WORK

300 CLOCKTOWER DRIVE, SUITE 201 - SONEPAR	BUILDING ALTERATIONS	TENANT ALTERATION/RENOVATION -2ND
	BUILDING RENOVATION	FLOOR/RNDEMOLITION /RN(SONEPAR)
3694 NOTTINGHAM WAY SPACE 101	BUILDING RENOVATION	RETAIL SPACE 101
3694 NOTTINGHAM WAY SPACE 102	BUILDING RENOVATION	RETAIL SPACE 102
140 CABOT DRIVE - SUITE B	BUILDING RENOVATION	EXPANSION INTO ADJACENT SPACE AS PER PLANS –
		BUILDING & HVAC MODIFICATION ,
		DUCTWORK RELOCATION AS PER PLAN. - (SUITE B)
133 YOUNGS RD - (INDIAN CUISINES & ASIAN HALAL MKT)	BUILDING RENOVATION	RENOVATION - (INDIAN CUISINES & ASIAN HALA MARKET)
1072 OLD TRENTON RD	BUILDING RENOVATION	RENOVATIONS TO CONFERENCE ROOM/RNINSTALL 1 KITCHEN SINK
310 KLOCKNER AVE (La Casona Restaurant)	BUILDING RENOVATION	La Casona Restaurante Outdoor Dining Area
91 SLOAN AVE - (TACO BELL)	BUILDING RENOVATION	REMODEL EXISTING RESTAURANT, RELOCATE EXISTING RESTROOMS,
		NEW INTERIOR FINISHES IN LOBBY, NEW EXTERIOR FINISHES- (TACO BELL)

2200 S BROAD ST	BUILDING RENOVATION DEMOLITION	TENANT SPACE RETURNED TO VANILLA BOX FOR NEW TENANT .
		PRIOR USE WAS LAUNDRY (NO DRY CLEANING)
90-110 FLOCK RD	BUILDING RENOVATION	PARTITION WALLS, DOORS, FLOORING/RNSEWER CONNECTION FOR WATER ;
		/RNBACKFLOW PREVENTER;/RNINTERIOR
		ELECTRICAL DEMO, OUTLETS, SWITCHES/RN(H2OASIS)
1055 KLOCKNER RD- NOTTINGHAM HIGH SCHOOL	BUILDING RENOVATION	INSTALL NEW WOOD PANELING AND FLOORING IN DISTURBED
		AREAS./RNINSTALL NEW WHEELCHAIR
		PLATFORM LIFT./RNSOUND SYSTEM AND RECEPTACLE FOR ADA LIFT.
2720 S CLINTON AVE -HAMILTON HIGH WEST HIGH SCHOOL	BUILDING RENOVATION	INSTALL NEW WOOD PANELING AND FLOORING IN DISTURBED
		AREAS./RNINSTALL NEW WHEELCHAIR PLATFORM LIFT.
		/RNSOUND SYSTEM AND RECEPTACLE FOR ADA LIFT
2700 BROAD ST - (BURGER KING)	BUILDING RENOVATION	REHAB / ELECTRIC FOR SIGN - (BURGER KING)

1611-1648 OMAHA COURT	COMMERICAL BUILDING	COMMON AREA 1611-1648 OMAHA COURT
241 STATE HWY 33-CHIPOTLE	COMMERICAL BUILDING	NEW BUILDING FOR CHIPOTLE /RNSQ FT 2278 CC 46,500
1555 KLOCKNER RD BLDG 3	COMMERICAL BUILDING	NEW APARTMENT BUILDING 3 - TYPE 3A/RNUNIT TYPES
		/RN(5) A1/RN(3) A1 LOFT/RN(2) B2
1555 KLOCKNER RD BUILDING 21	COMMERICAL BUILDING	NEW APARTMENT BUILDING 21 - TYPE 4-PROTO-TYPE TO
		BLDG #1/RNUNIT TYPES /RN(5) A1/RN(5) B1 LOFTS/RN(4) B2/RN(6) C1
1555 KLOCKNER-CLUB HOUSE	COMMERICAL BUILDING	NEW CLUB HOUSE BUILDING
1080 WH-MER RD	COMMERICAL BUILDING	VANILLA BOX- LANDORD WORK
1201 STATE HWY 33 - VALVOLINE	COMMERICAL BUILDING	NEW BUILDING FOR VALVOLINE
1227 STATE HIGHWAY 33-HABIT BURGER	COMMERICAL BUILDING	NEW BUILDING FOR HABIT BURGER-STORE #5083/RN
1555 KLOCKNER RD BUILDING 4	COMMERICAL BUILDING	NEW APARTMENT BUILDING 4 - TYPE 2/RNUNIT
		TYPES /RN(4) A1/RN(2) A1 LOFTS/RN(6) B1/RN(4) B1 LOFTS/RN(4) B2

1325 E STATE ST	COMMERICAL BUILDING	NEW WAREHOUSE/RNSQ FT 23,870 CC 19,661
1555 KLOCKNER RD BLDG 2	COMMERICAL BUILDING	NEW APARTMENT BUILDING 2 - TYPE
		3B/RNUNIT TYPES /RN(4) A1/RN(1) B2/RN(3) C1
1194 WH-MER RD-BUILDING #1	COMMERICAL BUILDING	2,700 SQ FT GAS REGULATOR BUILDING/RNFOUNDATION
		FOR EMERGENCY GENERATOR & PERIMETER SECURITY FENCE
1555 KLOCKER RD BUILDING 22	COMMERICAL BUILDING	NEW APARTMENT BUILDING 22 - TYPE 4/RNUNIT TYPES
		- PROTO-TYPE TO BLDG #1/RN(5) A1/RN(5) B1 LOFTS/RN(4) B2/RN(6) C1
1555 KLOCKNER RD BUILDING 1	COMMERICAL BUILDING	NEW APARTMENT BUILDING 1 - TYPE
		4/RNUNIT TYPES /RN(5) A1/RN(5) B1 LOFTS/RN(4) B2/RN(6) C1
2265 STATE HWY 33	COMMERICAL BUILDING	DEMO AND RENOVATION OF EXISTING 1ST FLOOR
		OFFICE SPACE AND ADDITION OF
		1,025 SQ FT 2ND FLOOR - (CIRCADIA GROUP)
35 PERILLI DR	INTERIOR ALTERATION(S)	CONVERT SINGLE FAMILY HOME TO GROUP HOME/RNADD BATHROOM

1450-1452 S OLDEN AVE	INTERIOR ALTERATION(S)	INTERIOR WORK- TWO (2) SPACES /RNYOJA HAIR SALON AND YOJA BROWS
578 STATE HWY 33 Stewarts	INTERIOR ALTERATION(S)	SUB FLOOR, GREASE TRAP AND ELEC WORK/RN(STEWARTS ROOTBEER)
2042 BROAD ST	INTERIOR ALTERATION(S)	TENANT FIT OUT FOR CONVENIENCE STORE/RN**BUILDING ONLY**
630 & 670 STATE HWY 33 (CLOAK & DAGGER)	INTERIOR ALTERATION(S)	TFU CLOCK & DAGGER/RNINSTALL
		(4) COMBINATION/RNEXIT/EMERGENCY LIGHTING FIXTURES/RN12,489 SQ FT
901 WH-HAM SQ RD-GRICE	INTERIOR ALTERATION(S)	KITCHEN RENO FOR GRICE MIDDLE SCHOOL/RN80% DISCOUNT
2145 YDV-HAM SQ RD (REYNOLDS)	INTERIOR ALTERATION(S)	KITCHEN RENOVATION REYNOLDS MIDDLE SCHOOL/RN80% Discount
3 AAA DRIVE (SERV BAHAVIORAL HEALTH)	INTERIOR ALTERATION(S) TENANT FIT OUT	TFU SERV BEHAVIORAL HEALTH SYSTEM /RN/RN
630 & 670 STATE HWY 33 (CLOAK & DAGGER)	INTERIOR ALTERATION(S) WALLS	INTERIOR WALLS (MAKING ANOTHER ROOM)/RN(TFU CLOCK & DAGGER)/RN
1532 OMAHA COURT	NEW CONDO	NEW CONDO/RN1210 SF/RNTYPE B

1524 OMAHA COURT	NEW CONDO	NEW CONDO /RN1234 SF/RNTYPE D
1522 OMAHA COURT	NEW CONDO	NEW CONDO/RN1210 SF/RNTYPE B
1542 OMAHA COURT	NEW CONDO	NEW CONDO /RN1210 SF/RNTYPE B
1541 OMAHA COURT	NEW CONDO	NEW CONDO /RN1234 SF/RNTYPE A
1534 OMAHA COURT	NEW CONDO	NEW CONDO/RN1234 SF/RNTYPE D
1511 OMAHA COURT	NEW CONDO	NEW CONDO/RN1234 SF /RNTYPE A
1618 OMAHA COURT	NEW CONDO	NEW CONDO/RN1230 SQ FT/RNC UNIT
1617 OMAHA COURT	NEW CONDO	NEW CONDO/RN1230 SQ FT/RNB UNIT
1611 OMAHA COURT	NEW CONDO	NEW CONDO/RN1230 SF/RNB UNIT
1647 OMAHA COURT	NEW CONDO	NEW CONDO/RN1230 SQ FT/RNB UNIT
1641 OMAHA COURT	NEW CONDO	NEW CONDO/RN1230 SQ FT/RNB UNIT
1631 OMAHA COURT	NEW CONDO	NEW CONDO/RN1230 SQ FT/RNB UNIT
345 WARD AVE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME - TARRINGTON
38 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT B ELEV 1

30 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT B ELEV 1
10 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT B ELEV 1
36 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT A ELEV 2
830 FLETCHER AVE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME/RNProto to STAMFORD
33 MISTY MEADOW LANE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME/RNTARRINGTON FEDERAL MODEL 2021 CODES
802 FLETCHER AVE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME- RAYLEIGH TRADITIONAL
31 MISTY MEADOW LANE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME /RNTARRINGTON TRADITIONAL
30 POTTER AVE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME
35 MISTY MEADOW LANE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME/RNSTAMFORD
		TRADITIONAL MODEL/RN2021 CODES
50 POTTER AVE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY DWELLING

4 MISTY MEADOW LANE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME - PROTO TARRINGTON TRADITIONAL
12 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT A ELEV 3
72 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT C ELEV 1
70 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT D ELEV 1
68 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT A ELEV 1
49 SPORTSMAN BLVD	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT B ELEV I
53 SPORTSMAN BLVD	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT D ELEV 1
45 SPORTSMAN BLVD	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT D ELV 1
66 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT A ELEV 2
20 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT D ELEV 1

16 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT B ELEV 1
14 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT A ELEV 3
64 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT D ELEV 1
62 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT B ELEV 1
22 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT D ELEV 1
2 MISTY MEADOW LANE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME /RNSTAMFORD FEDERAL MODEL
804 FLETCHER AVE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME /RNSTAMFORD MODEL
79 VAN SANT DRIVE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY DWELLING
386 PITMAN AVE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY DWELLING
434 REDFERN ST	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME

37 MISTY MEADOW LANE	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME TARRINGTON TRADITIONAL
34 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT D ELEV 1
418 REDFERN ST	NEW SINGLE FAMILY DWELLING	NEW SINGLE FAMILY HOME
32 KAY CHIARELLO WAY	NEW SINGLE FAMILY DWELLING	NEW TOWNHOME PROTOTYPE UNIT A ELEV 2
17 KAY CHIARELLO WAY	NEW TOWNHOME	NEW TOWNHOME PROTOTYPE 2021 CODES /RNUNIT B ELEV 1
19 KAY CHIARELLO WAY	NEW TOWNHOME	NEW TOWNHOME- PROTOTYPE 2021 CODES /RNUNIT D ELEV 1
55 SPORTSMAN BLVD	NEW TOWNHOME	NEW TOWNHOME PROTOTYPE UNIT C ELEV 1
29 KAY CHIARELLO WAY	NEW TOWNHOME	NEW TOWNHOME- UNIT D ELEV 1- PROTOTYPE/RN2021 CODES
21 KAY CHIARELLO WAY	NEW TOWNHOME	NEW TOWNHOME- PROTOTYPE 2021 CODES/RNUNUT D ELEV 1
27 KAY CHIARELLO WAY	NEW TOWNHOME	NEW TOWNHOME- PROTOTYPE- 2021 CODES /RNUNIT D ELEV 1
31 KAY CHIARELLO WAY	NEW TOWNHOME	NEW TOWNHOME- PROTOTYPE /RNUNIT B ELEV 1-- 2021 CODES

23 KAY CHIARELLO WAY	NEW TOWNHOME	NEW TOWNHOME- PROTOTYPE- 2021 CODES/RNUNIT C ELEV 1
25 KAY CHIARELLO WAY	NEW TOWNHOME	NEW TOWNHOME- PROTOTYPE - 2021 CODES /RNUNIT C ELEV 1
1000 WATERVIEW DR (New Century)	OFFICE ALTERATIONS TENANT FIT OUT	OFFICE FIT OUT - TENANT: NEW CENTURY/RNALL FIRE DEFERRED
2 S GOLD DR SUITE 2A	TENANT FIT OUT	TENANT FIT OUT BLUESTONE COMMUNICATIONS
4327 BROAD ST - (THE TATTOO HOUSE)	TENANT FIT OUT	TENANT FIT OUT - INSTALL HAND SINK AND EXIT SIGNS - (THE TATTOO HOUSE)
2465 S BROAD ST - SUITE D2 - DTLR	TENANT FIT OUT	TENANT FIT OUT - DTLR
3100 MER-QUAKER BR RD- PATEL BROTHERS	TENANT FIT OUT	FIT OUT FOR PATEL BROTHERS
100 CABOT DRIVE - (GENESIS VILLAGE FITNESS CENTER)	TENANT FIT OUT	RELOCATION OF GENESIS VILLAGE FITNESS CENTER TO SPACE 170; FIT OUT - /RN(GENESIS VILLAGE FITNESS CENTER)
2275 WH-MER RD (Mercer Foot and Ankle)	TENANT FIT OUT	OFFICE FITOUT Mercer Foot and Ankle
	TENANT FIT OUT	TENANT FIT OUT - QDOBA RESTAURANT

1070 WHITEHORSE-MERCERVILLE RD - QDOBA		IN EXISTING NEW CONSTRUCTION BUILDING-(QDOBA)
770 STATE HWY 33 - DAVE'S HOT CHICKEN	TENANT FIT OUT	TENANT FIT OUT INTERIOR - (DAVE'S HOT CHICKEN)
1005 WHITEHORSE-MERCERVILLE RD - PET SUPPLIES PLUS	TENANT FIT OUT	TENANT FIT OUT - (PET SUPPLIES PLUS STORE)/RN
3123 KLOCKNER RD	TENANT FIT OUT	TENANT FIT OUT FOR VITALE HOME INSPECTIONS
2279 ST HWY 33 - 508 -ALLIES INC.	TENANT FIT OUT	TENANT FIT OUT - ALLIES INC/RNCHANGE OF USE B TO I-4
2465 BROAD ST SUITE F8 - WING STOP	TENANT FIT OUT	WING STOP: FIT OUT/RN
200 AMER METRO BL (SYSKA HENNESSY) -SUITE 128	TENANT FIT OUT	OFFICE TENANT FIT OUT - (SYSKA HENNESSY) -SUITE 128
100 YOUNGS ROAD SUITE 5	TENANT FIT OUT	ELECTRICAL WORK FOR FOREVER HART FIT
2103 WH-MER RD (ALPHA INK STUDIO)	TENANT FIT OUT	TENANT FIT OUT FOR ALPHA INK STUDIO
		UNIT 9/RNADDED AN ADDITIONALL STATION TO AN EXISTING TENANT
634 MARKETPLACE BLVD - CRUMBLE COOKIE	TENANT FIT OUT	TENANT FIT OUT -CRUMBLE COOKIE

1100 NEGRON DRIVE - PICKLEBALL	TENANT FIT OUT	TEANANT FIT OUT FOR (14) INDOOR PICKLEBALL COURTS
346 STATE HWY 33 - PRIMARY CARE FACILITY	TENANT FIT OUT	TENANT FIT OUT PRIMARY CARE FACILITY/RNAPPROVED PANEL CHANGE
3048 BROAD ST	TENANT FIT OUT	FIT OUT AS PER PLANS- 1ST FLOOR SPACE
15 THOMAS J RHODES IND DR	TENANT FIT OUT	OFFICE ONLY TENANT FIT OUT FOR SAIA MOTOR FREIGHT LINE/RN
1225 WH-MER RD, UNIT 209	TENANT FIT OUT	EXPANSION/RENOVATION TO SURGERY CENTER/RN**DCA REVIEWED**
3535 MER- QUAKERBRIDGE RD - SUITE 2000	TENANT FIT OUT	TENANT FIT OUT /RN(CREATIVE CONSULTING / NEW LIFE GROUP)
310 STATE HWY 33 - THRIFT STORE	TENANT FIT OUT	TENANT FIT OUT FOR MERCERVILLE THRIFT STORE
241 STATE HWY 33- CHIPOTLE	TENANT FIT OUT	TENANT FIT OUT FOR CHIPOTLE
3535 MER-QUAKER BR RD SUITE 500 700 800	TENANT FIT OUT	TENANT FIT OUT FOR CAPITOL COUNTY KIDS/RNPARTIAL
		RELEASE B AND P/RNSuites 500 700 800/RNPLUMBING
		WORK IN SUITE 800 ONLY
3660 MER-QUAKER BR RD	TENANT FIT OUT	FIT OUT FOR TELEDYNE

2 ELMWOOD AVE	TENANT FIT OUT	TENANT FIT OUT - RESTAURANT
876 WH-MER RD- ROLLITO'S ICE CREAM	TENANT FIT OUT	TENANT FIT OUT FOR ROLLITO'S ICE CREAM
148 HAM-MARKETPLACE BLVD (Bath & Body)	TENANT FIT OUT	TENANT FIT OUT - BATH & BODY WORKS SPACE #21
233 STATE HWY 33- EMAAN GROCERY & HALAL MEAT	TENANT FIT OUT	TENANT FIT OUT - (EMAAN GROCERY & HALAL MEAT)
23 SUNNYBRAE BLVD - ANGIE'S LUNCHEONETTE	TENANT FIT OUT	TENANT FIT OUT - (ANGIE'S LUNCHEONETTE)
628 ARENA DR- EL TORO DEL FUEGO	TENANT FIT OUT	TENANT FIT OUT FOR EL TORO DEL FUEGO
9 SUNNYBRAE BLVD	TENANT FIT OUT	TENANT FIT OUT WITH 2 NEW SINKS/RN/RN21 CLUB BARBER SHOP
1 HAMILTON HEALTH PL	TENANT FIT OUT	INTERIOR FIT OUT FOR JV WOODS BEHAVIORAL
3525 MER-QUAKER BR RD SUITE 2500	TENANT FIT OUT	TENANT FIT OUT FOR CREATIVE CHANGE EXPRESS
2119 STATE HWY 33 ANNIE JAROSZ	TENANT FIT OUT	TENANT FIT OUT -(ANNIE JAROSZ HAIR SALON)
1 HAMILTON HEALTH PL - CATHLAB	TENANT FIT OUT	FIT OUT FOR CATH LAB- LESS 20%- DCA REVIEW /RN**NO FIRE AT THIS TIME**
780 STATE HWY 130	TENANT FIT OUT	INTERIOR FIT OUT (NORTHEAST ALTERNATIVE)

1384 YDV-HAM SQ RD	TENANT FIT OUT	TENANT FIT OUT FOR OFFICE IN WAREHOUSE
336 STATE HWY 33 BAGEL BAZAAR	TENANT FIT OUT	TENANT FIT OUT - BAGEL BAZAAR /RN/RNCOMMERICAL BUILDOUT
		SEE ATTACHED PLANS TO INCLUDE FRAMING,
		SHEETROCK, INTERIOR DOORS AND FINISH WORK TO COMPLETION

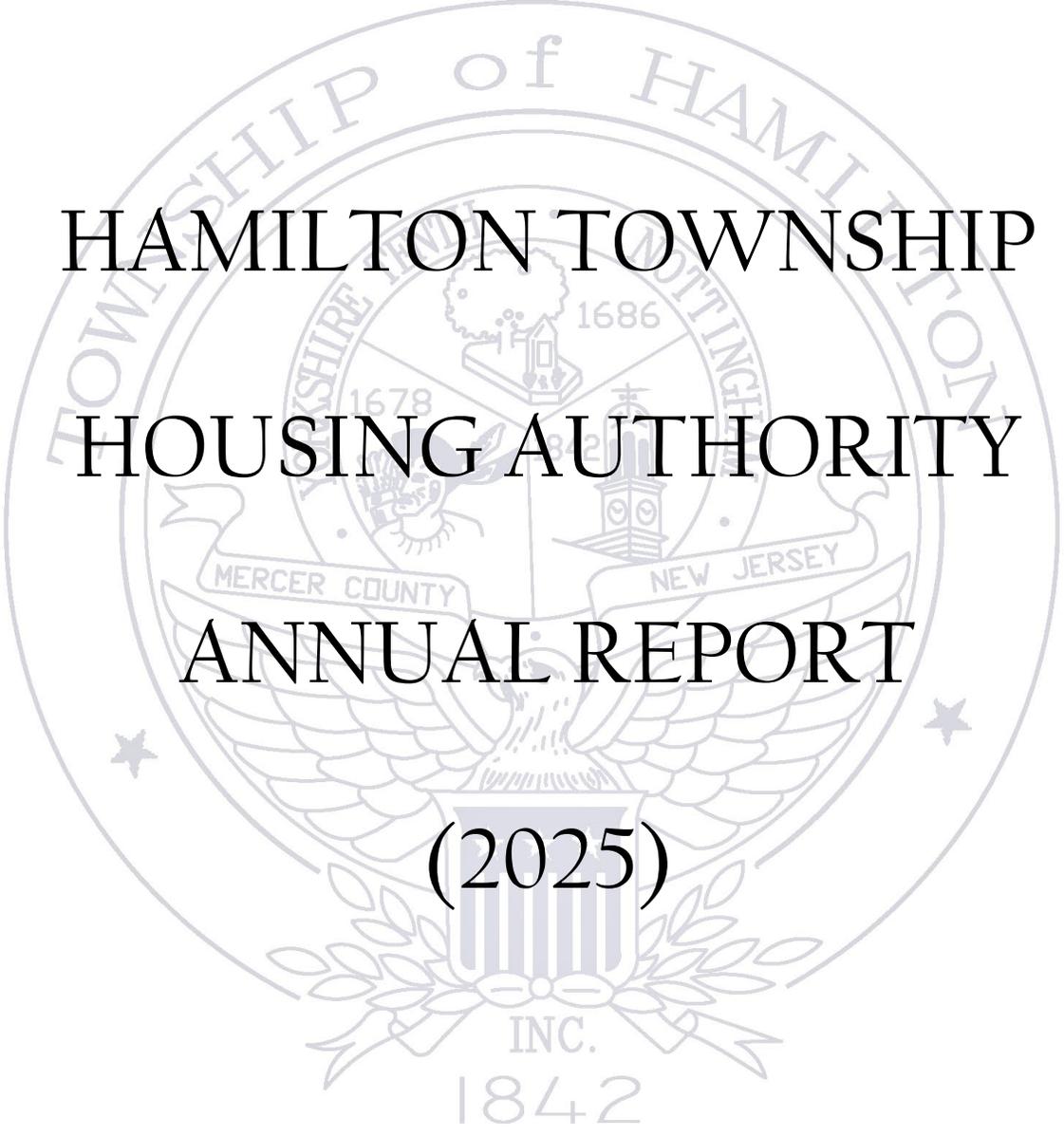
IV. Permit Comparison

Hamilton Township- 5,797 as of December 12, 2025

Robbinsville Township- 1,111 as of December 12, 2025

Plainsboro Township- 2,382 as of December 12, 2025

West Windsor Township- 2,280 as of December 16, 2025



HAMILTON TOWNSHIP
HOUSING AUTHORITY
ANNUAL REPORT

(2025)

INC.
1842

Hamilton Township Housing Authority

The Hamilton Township Housing Authority consists of 2 Departments, Housing Choice Voucher Program (formally known as Section 8 Program) and Community Development Block Grant (CDBG).

Housing Choice Voucher Program

The Hamilton Township Housing Authority has a total of 195 vouchers, that averaged \$175,000 to \$210,000 a month in Housing Assistance Payments (HAP) this year.

The Administration Fees (AF) were anywhere between \$21,000 to \$22,000 a month. These funds were used for salaries, training and supplies to support our daily function.

The Emergency Housing Voucher (EHV) Program has a total of 10 vouchers that averaged anywhere from \$9,600 to \$11,000 a month.

The Emergency Housing Administration Fees were between \$1,100 to \$1,600 a month based on the entries into (VMS) Voucher Management System.

In March 2025, HUD directed PHAs to stop issuing any new EHV's. HUD has encouraged PHAs to start transitioning EHV families to the HCV program so that EHV families do not lose assistance and potentially face homelessness. The transition will begin mid-2026.

The Housing Choice Voucher Program faced a funding shortfall due to a higher increase in rent. HUD has addressed the funding shortfall and will continue in 2026. They ask housing authorities to continue to implement cost-savings measures to prevent expenditure exceeding their anticipated 2026 funding, this may include not issuing vouchers except in the very limited circumstances allowable.

Community Development Block Grant Program (CDBG)

The Community Development Block Grant Program (CDBG) received funding of \$603,600 for FY2025, also designated for FY2026. To date, \$108,861.26 has been utilized, leaving a remaining balance of \$494,738.74. With additional funding carried over from prior years, CDBG has successfully financed numerous projects and activities in 2025. The total expenditure of CDBG funding reached \$703,522.18.

Program Administration - \$120,720.00

The funding from the Program Administration was used for salaries, consultant fees, and training seminars.

Bromley Center Elevator-\$22,000.00

Install a Hydro Enhance TM to replace current existing obsolete 211 control board. This upgrade will assist in improving reliability and extending the system life of the elevator. This is not a replacement of a fixture, it is a necessary part, part of the elevator's maintenance plan.

Bromley Center Staffing-\$50,000.00

The funding from CDBG was used for salaries for a Bromley Center staff member.

Wilson Center Public Service-\$8,540.00

The John O. Wilson Center Youth Engagement Public Services Activities will provide on-site youth activities for low-moderate income families with children ages 5-12 years old and will consist of a minimum of four (4) programs and events centered around children's needs and interests.

Arm In Arm Public Service-\$15,000.00

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-\$17,000.00

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

Housing Rehabilitation Program Assistance & Administration Fees-\$105,000.00

Provided housing rehabilitation and administrative services for the following properties:

- 120 E. Franklin Avenue
- 114 Lafayette Avenue
- 170 Parkinson Avenue
- 153 Edmund Street
- 220 Highland Avenue
- 16 Abbey Place
- 132 Wilfred Avenue
- 1848 W. McGalliard Avenue

Parks, Roads & Pedestrian Improvements - \$472,532.47

Provided funding to the Engineering and Public Works Department to improve parks, streets, curbs, and sidewalks in the CDBG areas.

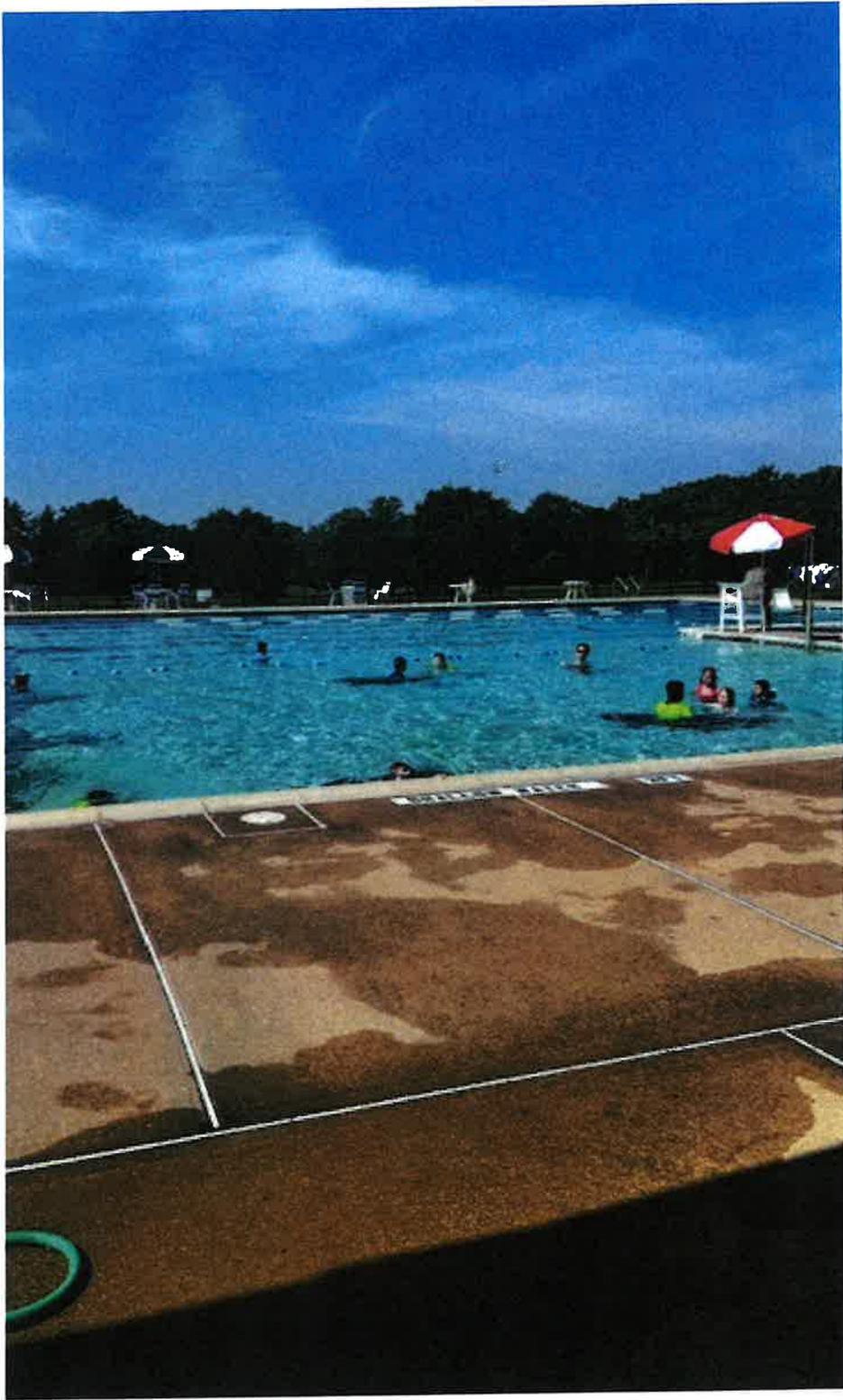
- Beal Street
- Roberts Avenue
- Farmingdale Park

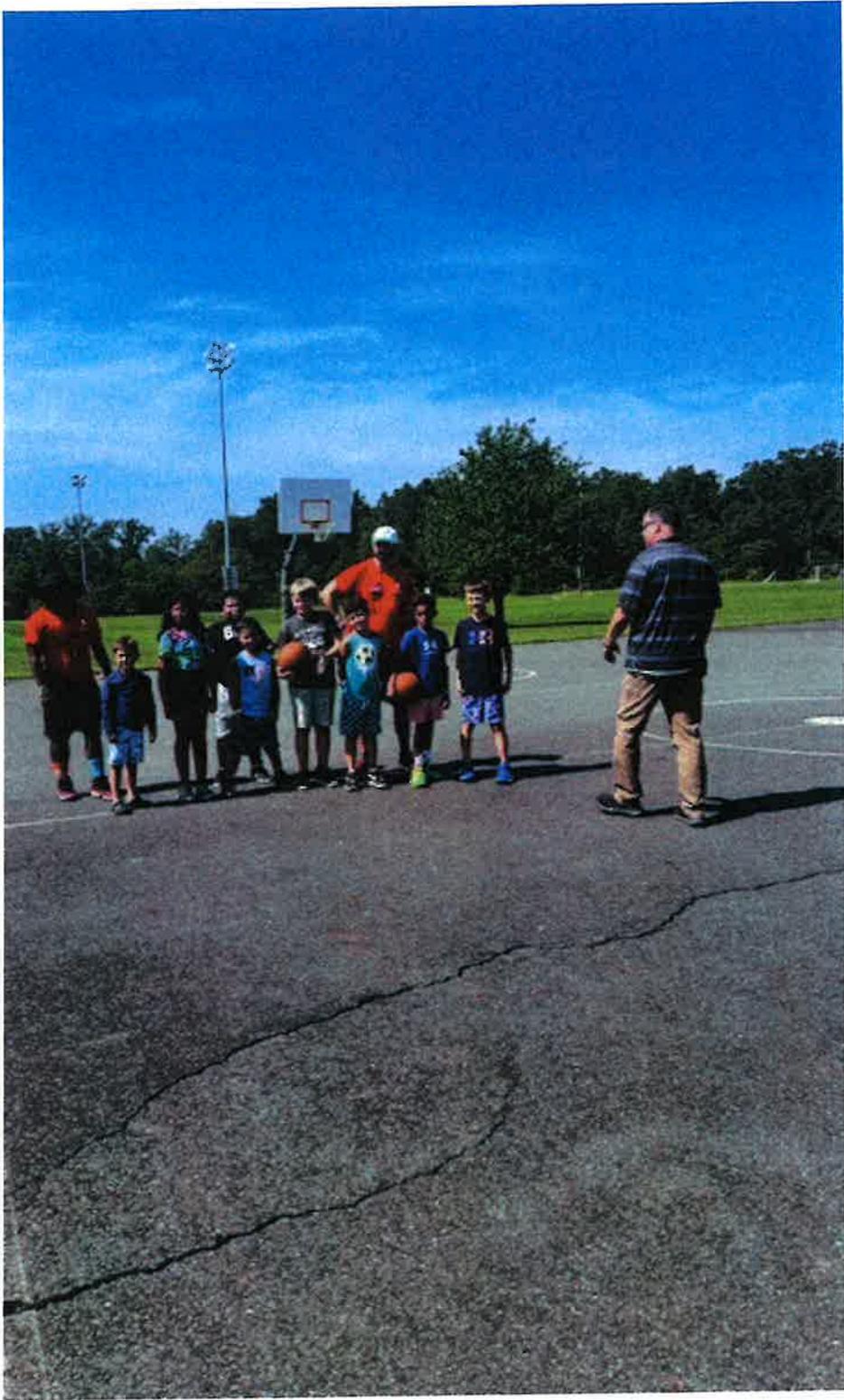
ATTACHMENTS

- YMCA Summer Camp
- Wilson Center Toy Giveaway
- Beal Street Improvements
- Roberts Avenue Improvements
- Farmingdale Park Improvement



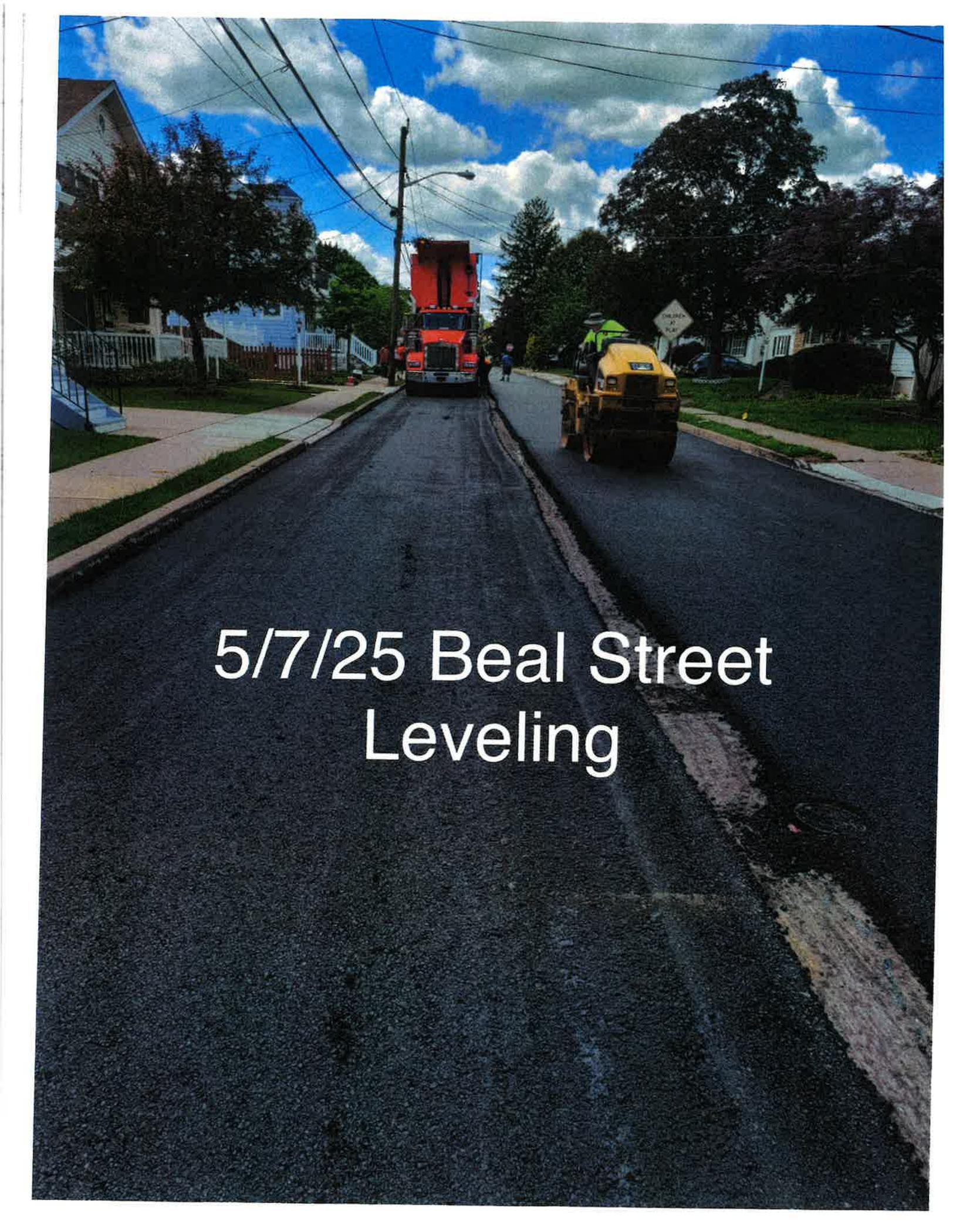




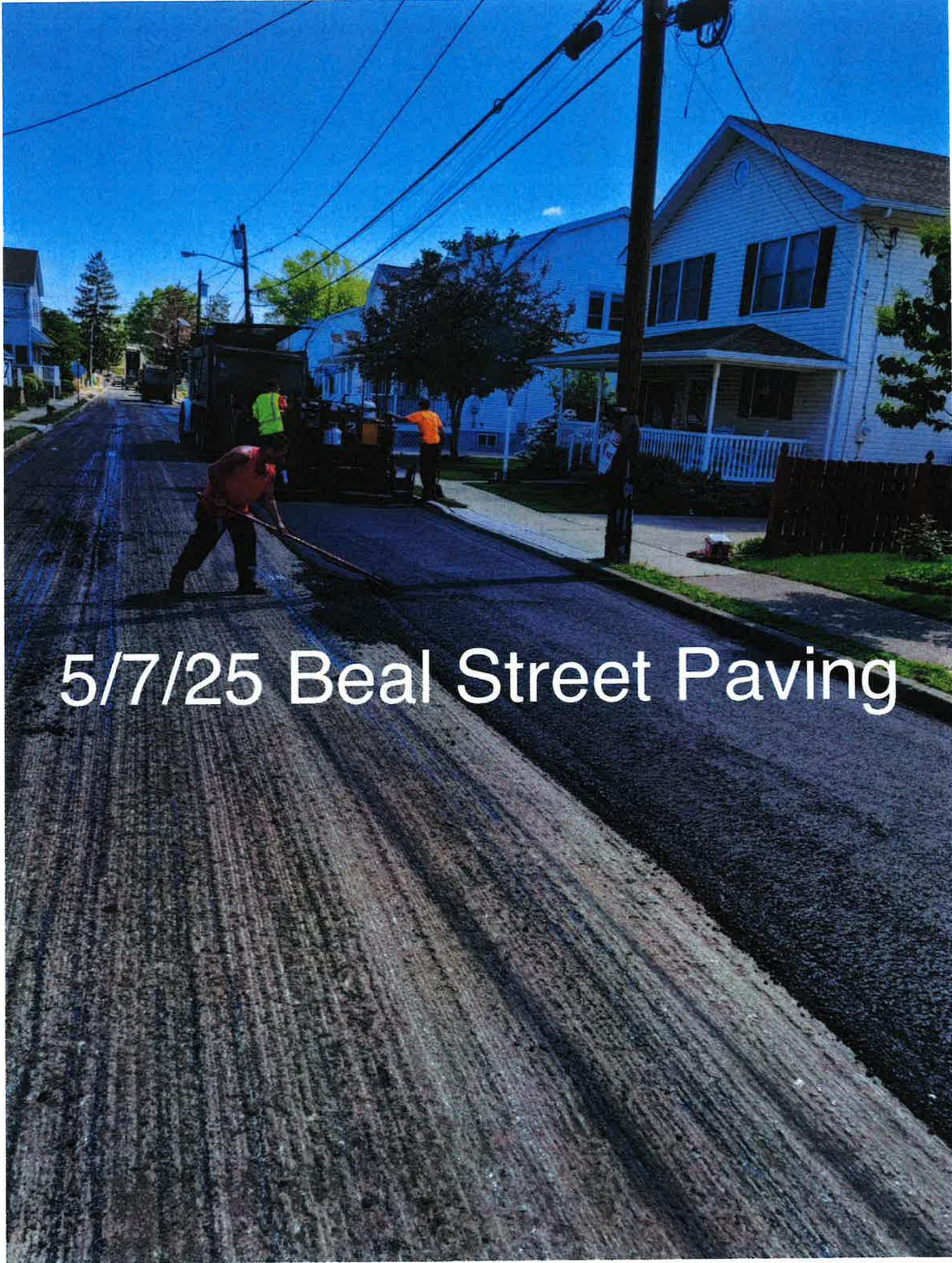








5/7/25 Beal Street
Leveling



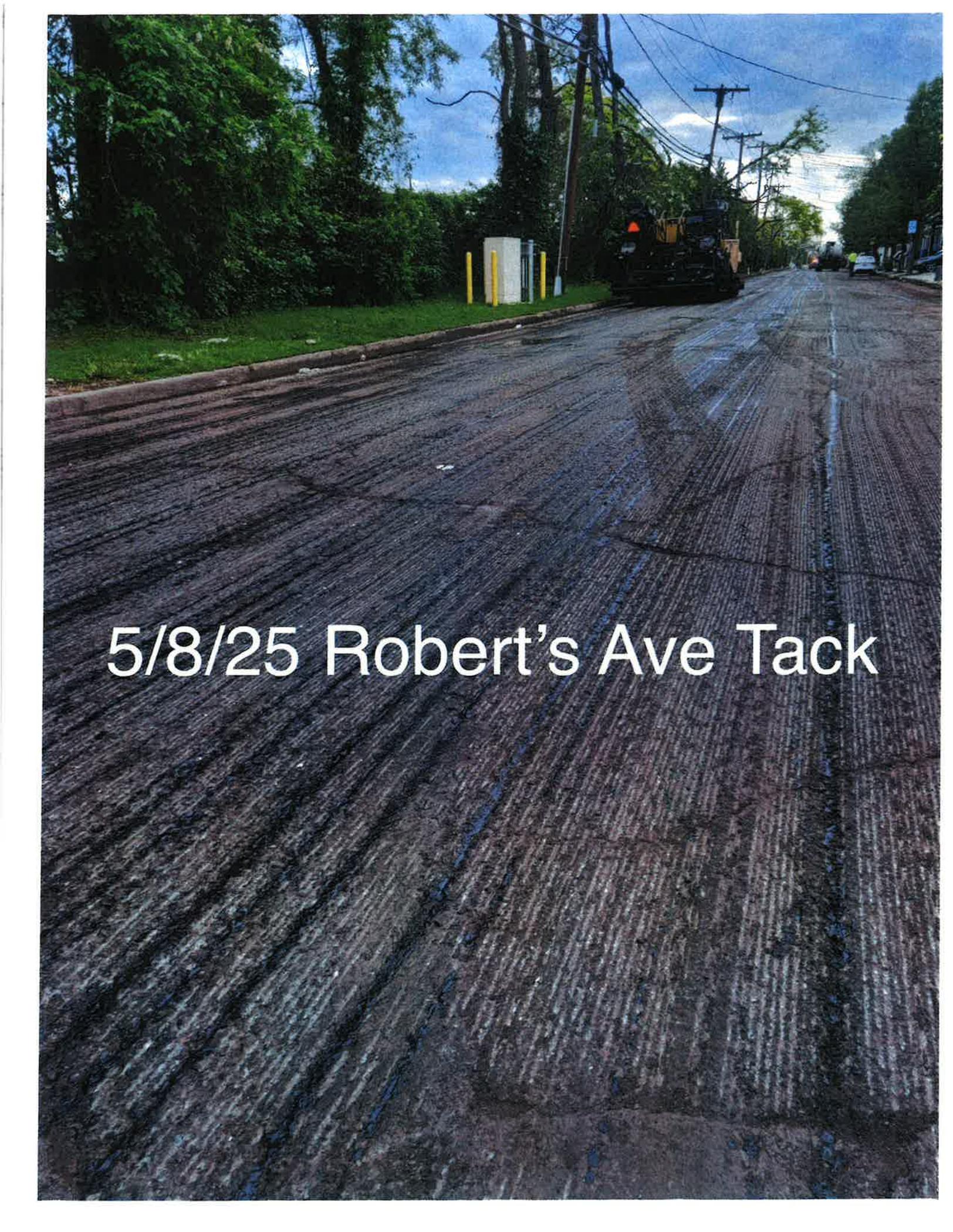
5/7/25 Beal Street Paving



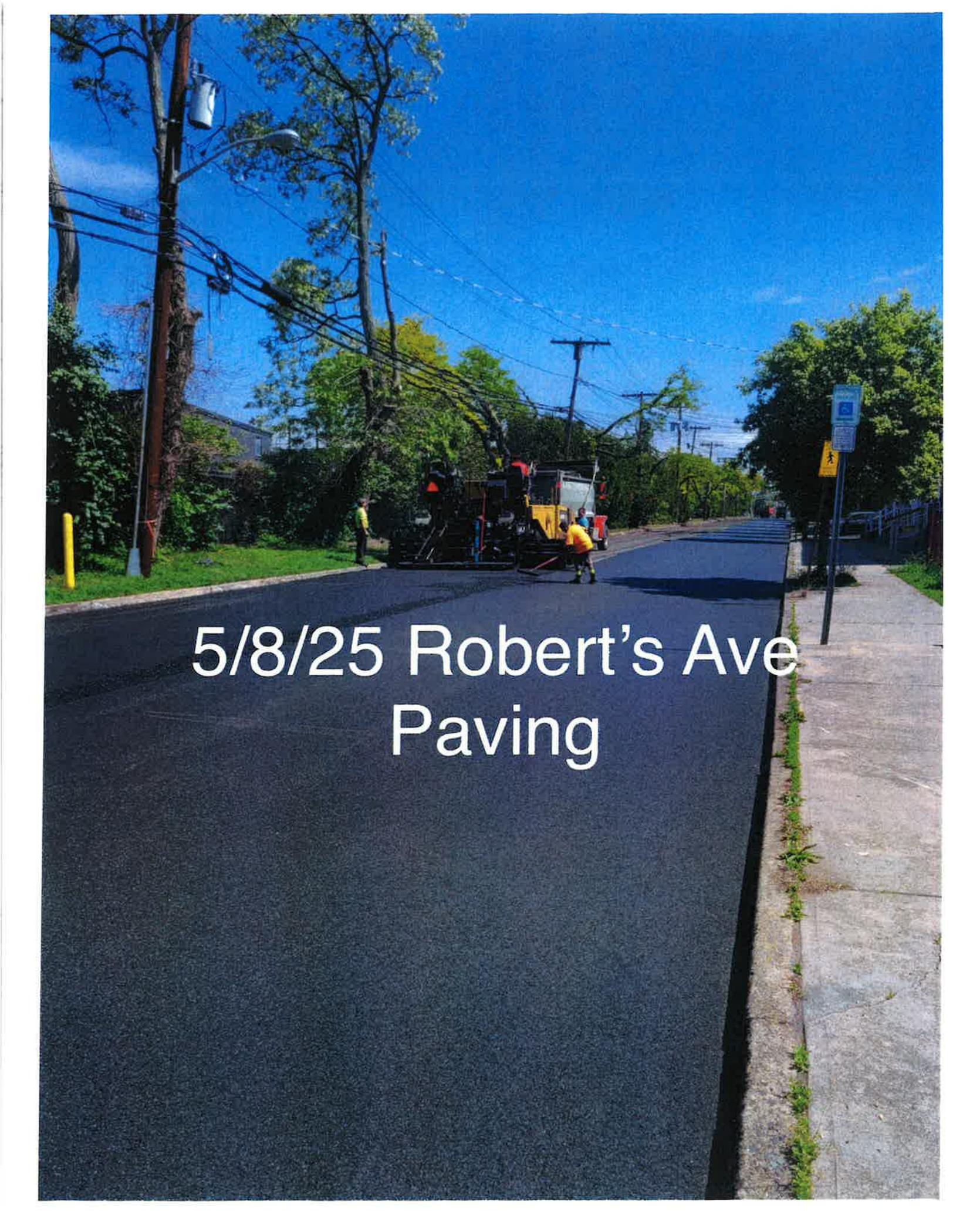
3/27/25 43 Beal
Street



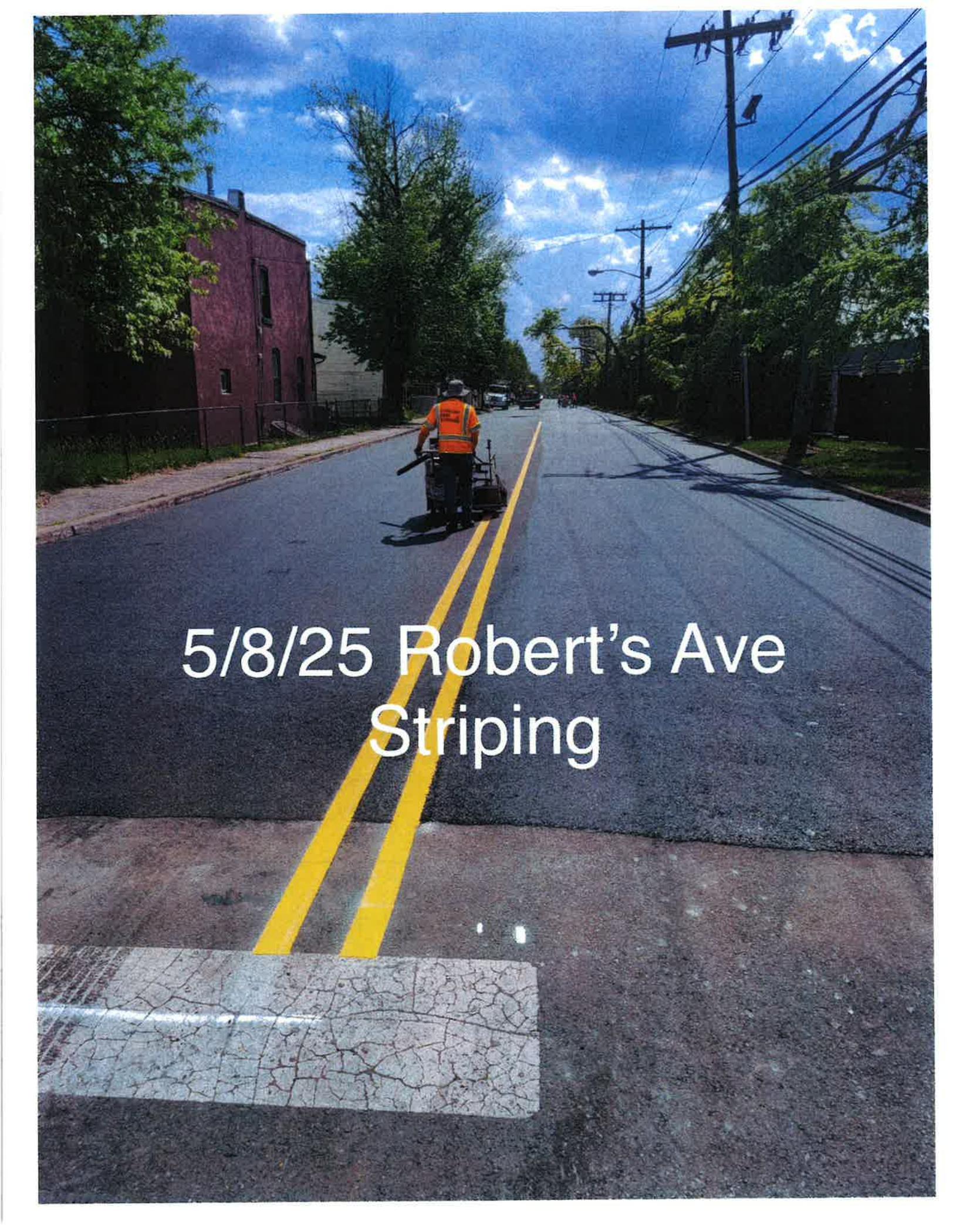
*4/1/25 43 Beal
Street*



5/8/25 Robert's Ave Tack



5/8/25 Robert's Ave
Paving

A photograph showing a worker in an orange safety vest operating a striping machine on a road. The worker is positioned in the center of the frame, moving away from the camera. The road is paved with asphalt and has two parallel yellow lines being painted. To the left, there is a red brick building and a sidewalk. To the right, there are trees and utility poles. The sky is blue with some clouds. The text "5/8/25 Robert's Ave Striping" is overlaid in white on the road surface.

5/8/25 Robert's Ave
Striping









U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 List of Activities By Program Year And Project
 HAMILTON TOWNSHIP (MERCER COUNTY),NJ

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount	Balance		
2019	6	Demolition of Abandoned Properties	336	Demolition of Abandoned Properties	Open	CDBG	\$263,383.50	\$198,576.00	\$64,807.50		
		Project Total					\$263,383.50	\$198,576.00	\$64,807.50		
	11	Public Infrastructure Improvements	356	Nearpara Rubber Factory Environmental Clean-up	Open	CDBG	\$163,597.41	\$113,697.84	\$49,899.57		
		Project Total					\$163,597.41	\$113,697.84	\$49,899.57		
Program Total						CDBG	\$734,425.08	\$619,718.01	\$114,707.07		
2019 Total							\$734,425.08	\$619,718.01	\$114,707.07		
2020	1	Housing Rehabilitation	361	Housing Rehabilitation Administration	Completed	CDBG	\$60,000.00	\$60,000.00	\$0.00		
			362	Housing Rehabilitation Direct	Completed	CDBG	\$30,875.00	\$30,875.00	\$0.00		
			385	420 Norway Avenue, Hamilton, NJ	Completed	CDBG	\$15,350.00	\$15,350.00	\$0.00		
			386	2129 Liberty Street, Hamilton, NJ 08629	Completed	CDBG	\$15,745.00	\$15,745.00	\$0.00		
			388	107 Waverly Place, Hamilton, NJ 08609	Completed	CDBG	\$5,900.00	\$5,900.00	\$0.00		
			389	32 Homes Avenue, Hamilton, NJ 08610	Completed	CDBG	\$7,130.00	\$7,130.00	\$0.00		
	Project Total							\$135,000.00	\$135,000.00	\$0.00	
	2	Public Services	363	Bromley Center Staffing	Completed	CDBG	\$59,732.71	\$59,732.71	\$0.00		
			364	John Wilson Center Summer Camp	Completed	CDBG	\$6,016.22	\$6,016.22	\$0.00		
			365	Arm In Arm	Completed	CDBG	\$24,761.95	\$24,761.95	\$0.00		
	Project Total							\$90,510.88	\$90,510.88	\$0.00	
	3	Public Facility - Wilson Center Roof Replacement	366	Public Facility - Wilson Center Roof Replacement	Completed	CDBG	\$211,428.00	\$211,428.00	\$0.00		
			419	Public Facility - Wilson Center Entrance Door Replacement	Completed	CDBG	\$3,450.00	\$3,450.00	\$0.00		
	Project Total							\$214,878.00	\$214,878.00	\$0.00	
	4	Habitat for Humanity Housing Rehabilitation	367	Habitat for Humanity Housing Rehabilitation (2020)	Completed	CDBG	\$6,418.60	\$6,418.60	\$0.00		
	Project Total							\$6,418.60	\$6,418.60	\$0.00	
	5	Administration and Planning	368	Administration and Planning (2020)	Completed	CDBG	\$99,721.11	\$99,721.11	\$0.00		
	Project Total							\$99,721.11	\$99,721.11	\$0.00	
	6	ADA Curb Cuts/Sidewalks (Handicapped Accessibility)	369	ADA Curb Cuts/Sidewalks (Handicapped Accessibility) (2020)	Open	CDBG	\$146,022.00	\$115,769.00	\$30,253.00		
			Project Total							\$146,022.00	\$115,769.00
	7	Public Infrastructure Improvements	370	South Clinton between Cedar Lane to Whitehorse Avenue	Completed	CDBG	\$460,411.86	\$460,411.86	\$0.00		
	Project Total							\$460,411.86	\$460,411.86	\$0.00	
	8	CV 1 - Public Services	347	CV Hamilton Property Inspections (Back-up due to COVID)	Completed	CDBG	\$83,153.10	\$83,153.10	\$0.00		
348			Senior Center COVID Supplies	Completed	CDBG	\$41,179.80	\$41,179.80	\$0.00			
349			Bromley Center COVID Public Services	Completed	CDBG	\$29,500.07	\$29,500.07	\$0.00			
350			Wilson Center COVID Public Service	Completed	CDBG	\$24,985.64	\$24,985.64	\$0.00			
351			Arm N Arm COVID Public Services	Completed	CDBG	\$30,000.00	\$30,000.00	\$0.00			
352			Hamilton YMCA COVID Public Service	Completed	CDBG	\$10,000.00	\$10,000.00	\$0.00			
353			St Phillips COVID Public Service	Completed	CDBG	\$13,076.64	\$13,076.64	\$0.00			
Project Total							\$266,895.07	\$266,895.07	\$0.00		

IDIS - PR02

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 List of Activities By Program Year And Project
 HAMILTON TOWNSHIP (MERCER COUNTY),NJ

DATE: 12-30-25
 TIME: 15:29
 PAGE: 19

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount	Balance
2020	8	CV 1 - Public Services	354	CV Hamilton Township Economic Development Job Training and Job Fairs	Completed	CDBG	\$35,314.97	\$35,314.97	\$0.00
			357	CV 1 - Public Services for Small Businesses Urgent Need (2020)	Completed	CDBG	\$33,057.61	\$33,057.61	\$0.00
			390	CV John Wilson/Center Public Services Youth	Completed	CDBG	\$16,500.00	\$16,500.00	\$0.00
			Project Total				\$316,767.83	\$316,767.83	\$0.00
	9	CV 1 - Economic Development -Small Business Assistance	355	CV Economic Development -Small Business Assistance (2020)	Completed	CDBG	\$75,602.50	\$75,602.50	\$0.00
				Project Total			\$75,602.50	\$75,602.50	\$0.00
	10	CV 3 - Economic Development -Small Business Assistance	359	CV 3 Economic Development -Small Business Assistance (2020)	Completed	CDBG	\$243,149.17	\$243,149.17	\$0.00
				Project Total			\$243,149.17	\$243,149.17	\$0.00
	11	CV 3 - Public Services	358	CV 3 - Rent and Mortgage Assistance Program	Completed	CDBG	\$248,955.00	\$248,955.00	\$0.00
			371	CV 3 - Rent and Mortgage Assistance Program Project Delivery	Completed	CDBG	\$54,124.00	\$54,124.00	\$0.00
			387	CV 3 YMCA/John Wilson/Bromley Center Summer Camp	Completed	CDBG	\$80,288.30	\$80,288.30	\$0.00
			Project Total				\$383,367.30	\$383,367.30	\$0.00
	12	CV 3 - Administration	360	CV 3 - Administration	Completed	CDBG	\$37,912.25	\$37,912.25	\$0.00
			372	CV 1 Grant Administration	Canceled	CDBG	\$0.00	\$0.00	\$0.00
				Project Total			\$37,912.25	\$37,912.25	\$0.00
13	CV Public Facility - McManimon Building	384	CV Public Facility - McManimon Building (2020)	Completed	CDBG	\$19,241.98	\$19,241.98	\$0.00	
			Project Total			\$19,241.98	\$19,241.98	\$0.00	
	Program Total					\$2,209,003.48	\$2,178,750.48	\$30,253.00	
	2020 Total					\$2,209,003.48	\$2,178,750.48	\$30,253.00	
2021	1	Housing Rehabilitation	375	Housing Rehabilitation Administration	Completed	CDBG	\$60,000.00	\$60,000.00	\$0.00
			376	Housing Rehabilitation Direct 2021	Completed	CDBG	\$75,000.00	\$75,000.00	\$0.00
			Project Total				\$135,000.00	\$135,000.00	\$0.00
	2	Public Services	377	Bromley Center Staffing	Completed	CDBG	\$2,783.98	\$2,783.98	\$0.00
			378	John Wilson Center Summer Camp	Completed	CDBG	\$13,725.27	\$13,725.27	\$0.00
			379	Arm in Arm	Completed	CDBG	\$25,000.00	\$25,000.00	\$0.00
			Project Total				\$41,509.25	\$41,509.25	\$0.00
	3	Habitat for Humanity Housing Rehabilitation	380	Habitat for Humanity Housing Rehabilitation (2021)	Canceled	CDBG	\$0.00	\$0.00	\$0.00
		Project Total					\$0.00	\$0.00	\$0.00
	4	Bromley Center Flooring	381	Bromley Center Flooring	Completed	CDBG	\$5,070.00	\$5,070.00	\$0.00
	Project Total					\$5,070.00	\$5,070.00	\$0.00	
5	Public Infrastructure Street Improvements	382	Public Infrastructure Street Improvements (2021)	Completed	CDBG	\$9,580.96	\$9,580.96	\$0.00	
	Project Total					\$9,580.96	\$9,580.96	\$0.00	
6	Grant Administration	383	Grant Administration	Completed	CDBG	\$76,604.33	\$76,604.33	\$0.00	

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 List of Activities By Program Year And Project
 HAMILTON TOWNSHIP (MERCER COUNTY),NJ

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount	Balance
							\$76,604.33	\$76,604.33	\$0.00
2021	6	Project Total				CDBG	\$267,764.54	\$267,764.54	\$0.00
		Program Total					\$267,764.54	\$267,764.54	\$0.00
		2021 Total					\$59,917.18	\$59,917.18	\$0.00
2022	1	Grant Administration	391	Grant Administration (2022)	Completed	CDBG	\$59,917.18	\$59,917.18	\$0.00
		Project Total					\$60,000.00	\$60,000.00	\$0.00
	2	Housing Rehabilitation and Administration	392	Housing Rehabilitation Administration	Completed	CDBG	\$75,000.00	\$75,000.00	\$0.00
			393	Housing Rehabilitation Direct 2022	Completed	CDBG	\$135,000.00	\$135,000.00	\$0.00
		Project Total					\$46,878.94	\$46,878.94	\$0.00
	3	Public Services	394	Bromley Center Staffing	Completed	CDBG	\$25,000.00	\$25,000.00	\$0.00
			395	Arm in Arm	Completed	CDBG	\$25,824.72	\$25,824.72	\$0.00
			396	YMCA/John Wilson /Bromley Center Summer Camp	Open	CDBG	\$97,703.66	\$97,703.66	\$0.00
		Project Total					\$0.00	\$0.00	\$0.00
	4	Public facility/Infrastructure/Parks	397	Public facility-Infrastructure	Open	CDBG	\$14,741.75	\$14,741.75	\$0.00
			399	Bromley Park Improvements	Completed	CDBG	\$0.00	\$0.00	\$0.00
			400	Municipal Building Playground	Canceled	CDBG	\$0.00	\$0.00	\$0.00
			401	Shady Brook Park Pitman and Reeves Avenue	Canceled	CDBG	\$0.00	\$0.00	\$0.00
			402	Norway Avenue between Walnut and Hamilton Ave	Canceled	CDBG	\$0.00	\$0.00	\$0.00
			403	Lynwood Avenue between Walnut and Elizabeth	Completed	CDBG	\$41,234.52	\$41,234.52	\$0.00
			404	Connecticut between Walnut and Quincy	Completed	CDBG	\$56,954.52	\$56,954.52	\$0.00
			405	ADA Library Pedestrian Improvements- Substantial Amendment	Completed	CDBG	\$18,795.00	\$18,795.00	\$0.00
			429	Farmingdale Park Improvements - Substantial Amendment	Open	CDBG	\$104,879.58	\$104,879.58	\$0.00
		Project Total					\$236,605.37	\$236,605.37	\$0.00
	5	Mcanimon Building	398	Public Facility - Mcanimon Building 2022	Open	CDBG	\$25,586.25	\$22,852.87	\$2,733.38
		Project Total					\$554,812.46	\$552,079.08	\$2,733.38
		Program Total					\$123,799.00	\$123,730.90	\$68.10
		2022 Total					\$60,000.00	\$60,000.00	\$0.00
2023	1	Program Administration	406	Grant Administration (2023)	Open	CDBG	\$75,000.00	\$36,084.25	\$38,915.75
		Project Total					\$135,000.00	\$96,084.25	\$38,915.75
	2	Housing Rehabilitation and Administration	407	Housing Rehabilitation Administration	Completed	CDBG	\$51,349.55	\$51,349.55	\$0.00
			408	Housing Rehabilitation Direct 2023	Open	CDBG	\$16,500.00	\$16,500.00	\$0.00
		Project Total					\$25,000.00	\$25,000.00	\$0.00
	3	Public Services	409	Bromley Center Staffing	Completed	CDBG	\$40,000.00	\$40,000.00	\$0.00
			410	Wilson Center Rental Assistance	Completed	CDBG	\$21,742.00	\$21,742.00	\$0.00
			411	Arm In Arm	Completed	CDBG	\$0.00	\$0.00	\$0.00
			417	YMCA Summer Camp (Substantial Amendment)	Completed	CDBG	\$0.00	\$0.00	\$0.00
			418	Fan Favorite Youth Camp (Substantial Amendment)	Completed	CDBG	\$0.00	\$0.00	\$0.00

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 List of Activities By Program Year And Project
 HAMILTON TOWNSHIP (MERCER COUNTY),NJ

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount	Balance
2023	3	Project Total					\$154,591.55	\$154,591.55	\$0.00
	4	Municipal Infrastructure - and or Parks /streets	412	Municipal Infrastructure Improvements	Canceled	CDBG	\$0.00	\$0.00	\$0.00
			413	Maple Shade Avenue	Canceled	CDBG	\$0.00	\$0.00	\$0.00
			414	Samuel Street	Open	CDBG	\$232,893.01	\$212,118.58	\$20,574.43
			415	Roberts Road Street Improvements (Substantial Amendment)	Open	CDBG	\$110,000.00	\$90,637.00	\$19,363.00
			416	E State Street Improvements (Substantial Amendment)	Open	CDBG	\$44,000.00	\$34,801.50	\$9,198.50
		Project Total					\$388,693.01	\$337,557.08	\$49,135.93
		Program Total				CDBG	\$800,083.56	\$711,063.78	\$88,119.78
		2023 Total					\$800,083.56	\$711,063.78	\$88,119.78
2024	1	Program Administration	420	Grant Administration (2024)	Open	CDBG	\$124,401.80	\$124,359.45	\$42.35
		Project Total					\$124,401.80	\$124,359.45	\$42.35
	2	City-wide Housing Rehabilitation and Rehabilitation Administration	421	Housing Rehabilitation Administration	Completed	CDBG	\$70,000.00	\$70,000.00	\$0.00
			422	Housing Rehabilitation Direct 2024	Open	CDBG	\$50,000.00	\$0.00	\$50,000.00
		Project Total					\$120,000.00	\$70,000.00	\$50,000.00
	3	Public Services	423	Bromley Center Staffing	Open	CDBG	\$51,401.35	\$51,401.35	\$0.00
			424	Bromley Center Summer Camp	Completed	CDBG	\$10,000.00	\$10,000.00	\$0.00
			425	Arm In Arm	Open	CDBG	\$25,000.00	\$16,720.93	\$8,279.07
			426	Fan Favorite Youth Camp	Completed	CDBG	\$6,900.00	\$6,900.00	\$0.00
		Project Total					\$93,301.35	\$85,022.28	\$8,279.07
	4	Infrastructure Improvements	428	Beal Street Improvements	Open	CDBG	\$269,305.85	\$155,534.31	\$113,771.54
		Project Total					\$269,305.85	\$155,534.31	\$113,771.54
	5	Nearpara Environmental Cleanup	427	Nearpara Rubber Factory Environmental Clean-up	Open	CDBG	\$15,000.00	\$0.00	\$15,000.00
		Project Total					\$15,000.00	\$0.00	\$15,000.00
		Program Total				CDBG	\$622,009.00	\$434,916.04	\$187,092.96
		2024 Total					\$622,009.00	\$434,916.04	\$187,092.96
2025	1	Planning and Administration	430	Program Administration CDBG 2025	Open	CDBG	\$120,720.00	\$52,789.32	\$67,930.68
		Project Total					\$120,720.00	\$52,789.32	\$67,930.68
	2	Housing Rehabilitation Program and Housing Rehabilitation Administration	431	Housing Rehabilitation Direct 2025	Open	CDBG	\$45,000.00	\$0.00	\$45,000.00
			432	Housing Rehabilitation Administration	Open	CDBG	\$80,000.00	\$36,576.49	\$23,423.51
		Project Total					\$105,000.00	\$36,576.49	\$68,423.51
	3	Support Public Services	433	John O. Wilson Center	Open	CDBG	\$8,540.00	\$5,500.00	\$3,040.00
			434	YMCA Summer Camp	Open	CDBG	\$17,000.00	\$0.00	\$17,000.00
			435	Arm In Arm	Open	CDBG	\$15,000.00	\$0.00	\$15,000.00
			436	Bromley Center Staffing	Open	CDBG	\$50,000.00	\$13,985.45	\$36,014.55
		Project Total					\$90,540.00	\$19,485.45	\$71,054.55
	4	Infrastructure Improvements	438	Woolsey Street Improvements	Open	CDBG	\$265,340.00	\$0.00	\$265,340.00
		Project Total					\$265,340.00	\$0.00	\$265,340.00

IDIS - PR02

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 List of Activities By Program Year And Project
 HAMILTON TOWNSHIP (MERCER COUNTY),NJ

DATE: 12-30-25
 TIME: 15:29
 PAGE: 22

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount	Balance
2025	5	Bromley Center Elevator	437	Bromley Center Elevator	Open	CDBG	\$22,000.00	\$0.00	\$22,000.00
		Project Total					\$22,000.00	\$0.00	\$22,000.00
		Program Total				CDBG	\$603,600.00	\$108,861.26	\$494,738.74
		2025 Total					\$603,600.00	\$108,861.26	\$494,738.74
		Program Grand Total				CDBG	\$23,758,368.50	\$22,840,723.57	\$917,644.93
		Grand Total					\$23,758,368.50	\$22,840,723.57	\$917,644.93

2026

Housing Year End Report



Richard Merger
Chief Housing Inspector
1/2/2026

HOUSING INSPECTIONS & LANDLORD COMPLIANCE DEPARTMENT

Our Staff

- ❖ Richard Merger, Chief Housing Inspector
- ❖ Russell Stackhouse, Housing Inspector
- ❖ Joe Moffat, Housing Inspector
- ❖ Kim Baker, Housing Office Staff
- ❖ Melissa Belza, Housing Office Staff

Our Vision

To ensure Hamilton Township residents have access to safe, healthy and quality living conditions through consistent enforcement of Township ordinances. Through consistent enforcement of Township ordinances, the department of Housing Inspection & Landlord Compliance's top priority is life safety.

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:

- ❖ Ensure that 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

January 2, 2026

To: Fred Dumont, Director

From: Richard Merger, Chief Housing Inspector

Re: Housing Division Annual Report for 2025

The year 2025 has brought several positive changes to the Housing Office. The office is now operating more efficiently, supported by better-trained staff and the implementation of standardized operating procedures that promote professionalism and improve overall productivity.

The office has been operating with a reduced inspection staff due to one vacancy resulting from retirement and the reassignment of another inspector to full-time duties with the Zoning Office. Melissa Belza and Kim Baker possess the qualifications and experience to effectively perform all assigned administrative and operational responsibilities, including the processing of work activities and the handling and resolution of complaints and related matters.

The addition of our new Housing Inspector, Russell Stackhouse, has further strengthened the department. Russell brings a diverse and valuable background, including experience in painting, facility management, boiler operations, and most recently, maintenance work at a large apartment complex. His skills and knowledge have already contributed to the team's continued success.

This year residential housing in Hamilton has grown by more than 750 units, including single-family homes, townhomes, and multi-family developments. This growth has expanded housing opportunities and supports families seeking to live and prosper in our community.

However, the rising cost of rent has also led to an increase in illegal conversions of basements and garages into dwelling units. These unsafe and unauthorized units are being created by both property owners and tenants—sometimes without the owner's knowledge or consent. This trend presents serious fire hazards, overcrowding concerns, tenant exploitation, and significant legal and financial risks for landlords

Throughout 2025 we have discovered many illegal units fail to meet building and fire code requirements. Common issues include inadequate fire exits, poor ventilation, and unsafe electrical systems, placing occupants and neighboring residents at risk. Unregulated housing density places additional pressure on local infrastructure, including parking availability, waste management, emergency services, and overall public safety. In addition, vulnerable individuals are often charged high rents for substandard and unsafe living conditions, frequently without legal protections, tenant rights, or access to formal avenues for recourse.

When a complaint is received concerning a possible illegal housing unit or overcrowding, this office contacts the owner of record and conducts a inspection of the property interior and exterior. Any violations of Township ordinances or state regulations will result in the issuance of a Notice of Violation.

To further assist Landlords the Housing department is sending proactive communications to inform them of updates and/or changes to our inspection requirements. (i.e.: Smoke and Carbon Detector 10-year sealed battery requirement, 1A10BC Fire Extinguisher minimum standard, inspection schedule availability). In addition, the Housing department works with the Economic Associate Director Kate Kane in quarterly Realtor meetings to share trends and updates. These meetings are beneficial as another avenue to help ensure Landlords and Sellers comply with Township and State ordinances.

Learning from our 30/60/90-day review of CO applications, we have modified our first review to start at 15 days vs. 30 days as we routinely discovered landlords were moving in tenants before the 30-day review was being performed. Doing so helps to ensure that Landlords are in compliance with having a passed inspection and a CO issued before a tenant moves into the rental property.

From January 1 through December 31, 2025, we accepted 910 sale applications and 2,777 rental applications for a total of 3,687 applications. We issued 3,307 C/O's and completed 5,045 C/O inspections.

This past year Rental Certificates of Occupancies outpaced 2024 by 471 cases. With the addition of two new apartment complexes this trend will continue.

With the re-implementation of the requirement for rental properties to be inspected when the tenant occupies a unit for longer than five years, the Township is ensuring life safety of our residents in single- and two-family homes. At the end of 2025, 585 rental units were inspected (310 in 2024) with approximately 270 properties remaining to have inspections scheduled. All rental properties that are currently occupied longer than 5 years have had notice of required inspection sent to the owners. At the start of this enforcement there were over a thousand units that needed to be inspected. In total there have been 895 5-year CO cases with 1,276 inspections performed.

The State requires the Township to enforce the Lead Paint Certificate regulation for rental properties constructed prior to 1978 to have either a Lead-Safe or a Lead-Free certificate. Hamilton has 3,127 rental units that require this certificate. The Township has submitted the required documentation and fee to the state and is ahead of all other municipalities, with the exception of Trenton. Currently there are 2,997 properties in compliance. The remaining properties are beginning to receive summons to appear in court and pay fines.

There are more than 11,000 rental units and over 2,000 registered Landlords in Hamilton. This year we have processed 421 landlord licenses and 733 rental registrations.

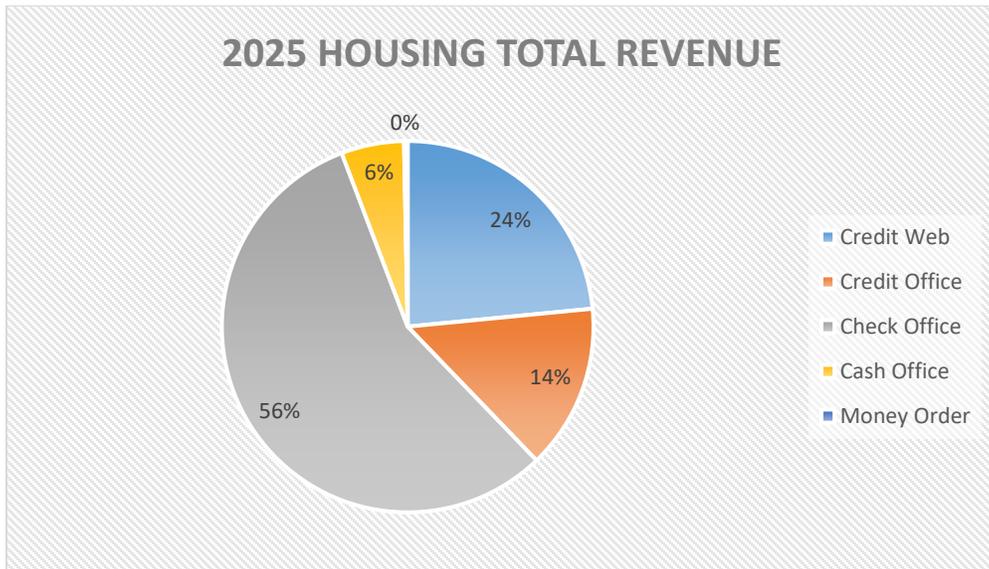
Within the SeeClickFix system, Housing has handled roughly 300+ service requests. Service requests range from high grass, illegal occupancy, and unkempt homes and/or abandoned properties. In the Housing software program MAGNET, we utilize the Code Enforcement Module. In Magnet we have processed 577 violations and have performed over 3,500 corresponding property inspections. The violation cases are those complaints from the SeeClickFix system and inter-office generated cases related to Landlord and Rental Registrations, illegally occupied housing units to all violations of the Housing Ordinances. During our complaint investigation we have discovered some of the properties are not registered rentals and are out of compliance with Township and State ordinances. Housing has been successful in following up on all complaint inspections, issuing Notice of Violations and following up on inspections to ensure compliance.

After a notice of violation has been sent and property re-inspection, if the violations are not corrected a summons is written. In 2025 there have been 118 summonses issued. Housing has made more than 60 court appearances and has collected \$16,400 in fines.

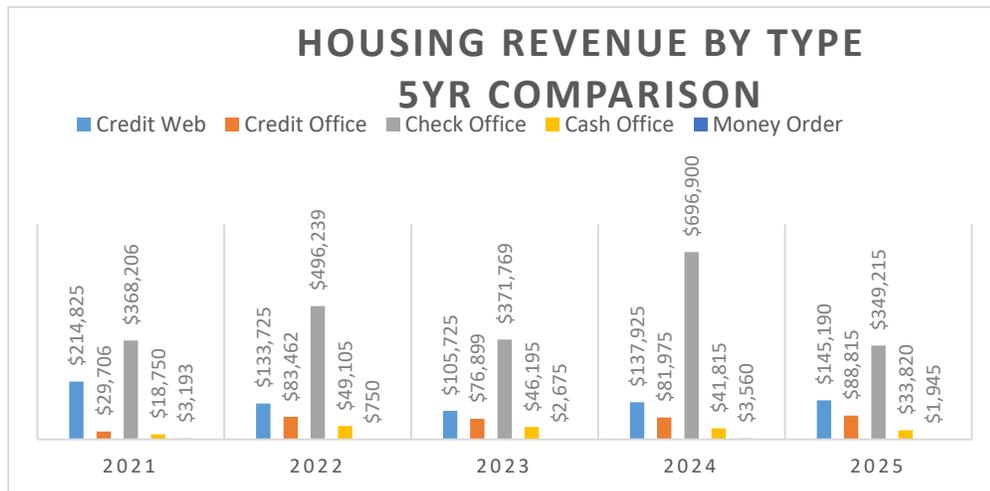
In summary, the enhancements to office procedures and staffing have enabled our team to achieve significant accomplishments in 2025. This office has made a meaningful, positive impact for residents and we look forward to further enhancing our operations to support the growing needs of the Township. I am proud of what my team has accomplished.

Richard Merger
Chief Housing Inspector

2025 HOUSING TOTAL REVENUE



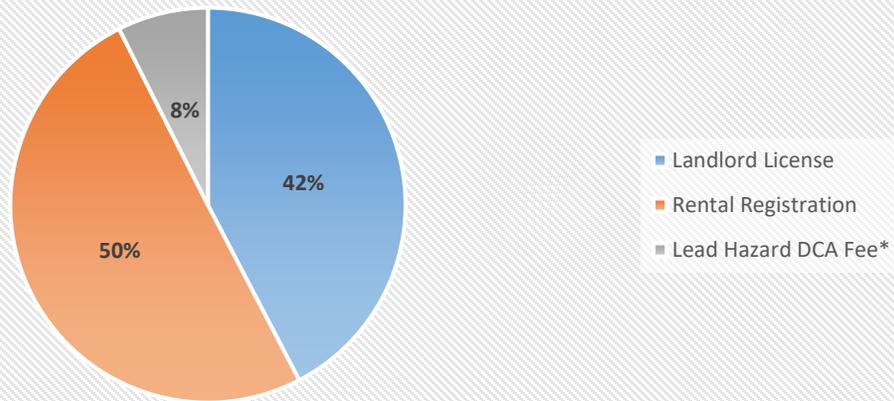
2025 Housing Total Revenue	
Credit Web	\$145,190
Credit Office	\$88,815
Check Office	\$349,215
Cash Office	\$33,820
Money Order	\$1,945
Total Revenue	\$618,985



Revenue by Type 5 YR Comparison	2021	2022	2023	2024	2025*
Credit Web	\$214,825	\$133,725	\$105,725	\$137,925	\$145,190
Credit Office	\$29,706	\$83,462	\$76,899	\$81,975	\$88,815
Check Office	\$368,206	\$496,239	\$371,769	\$696,900	\$349,215
Cash Office	\$18,750	\$49,105	\$46,195	\$41,815	\$33,820
Money Order	\$3,193	\$750	\$2,675	\$3,560	\$1,945
Total	\$634,680	\$763,281	\$603,263	\$962,175	\$618,985

*The total for 2025 no longer includes foreclosure registration revenue as it has transitioned to Hera. Also, in 2024 we had an increase in Landlord License and Rental Registration revenue due to the renewal cycle of registrations and the collection of the DCA Lead Hazard fees.

2025 LANDLORD & RENTAL REGISTRATION REVENUE



2025 Landlord & Rental Registration Revenue	
Landlord License	\$ 83,850
Rental Registration	\$ 99,430
Lead Hazard DCA Fee*	\$ 14,700
Total	\$ 197,980

*Fees collected on behalf of the State of NJ.

LANDLORD & RENTAL REGISTRATION REVENUE 5YR COMPARISON

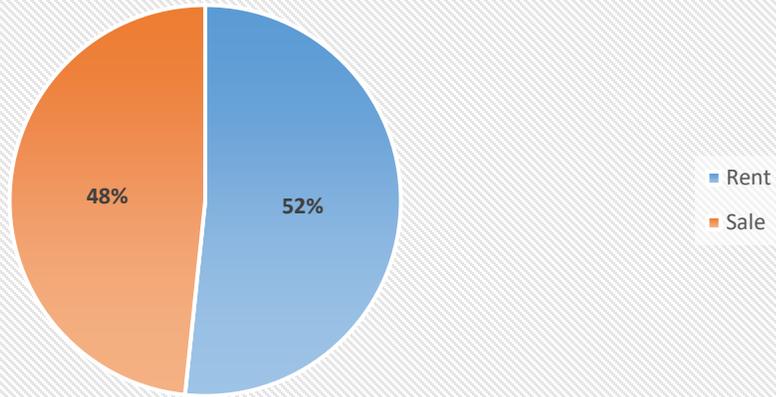
■ Landlord License
 ■ Rental Registration
 ■ Lead Hazard DCA Fee*



Landlord License Revenue 5YR Comparison	2021	2022	2023	2024	2025
Landlord License	\$ 75,038	\$ 98,510	\$ 101,500	\$ 136,650	\$ 83,850
Rental Registration	\$ 71,475	\$ 182,851	\$ 128,458	\$ 287,250	\$ 99,430
Lead Hazard DCA Fee*				\$ 40,240	\$ 14,700
Total	\$ 146,513	\$ 281,361	\$ 229,958	\$ 464,140	\$ 197,980

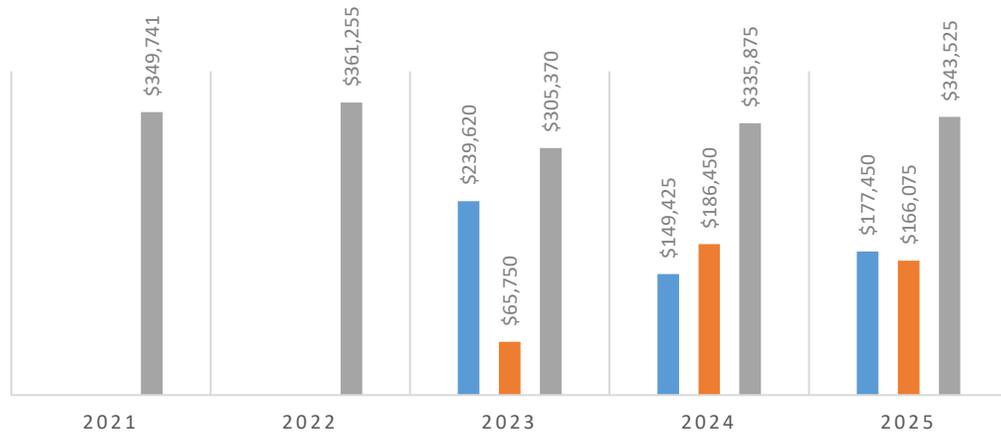
*Fees to be submitted to the state in full.

2025 HOUSING CHANGE OF OCCUPANCY APPLICATION REVENUE



2025 Housing Change of Occupancy Revenue	
Rent	\$177,450
Sale	\$166,075
Total	\$343,525

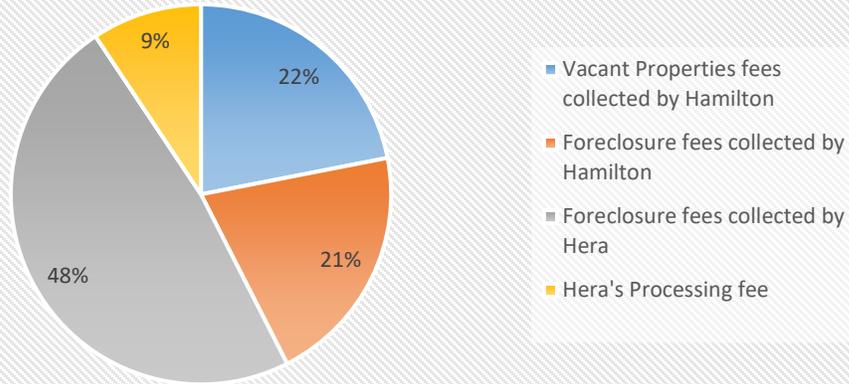
HOUSING CHANGE OF OCCUPANCY REVENUE 5YR COMPARISON *



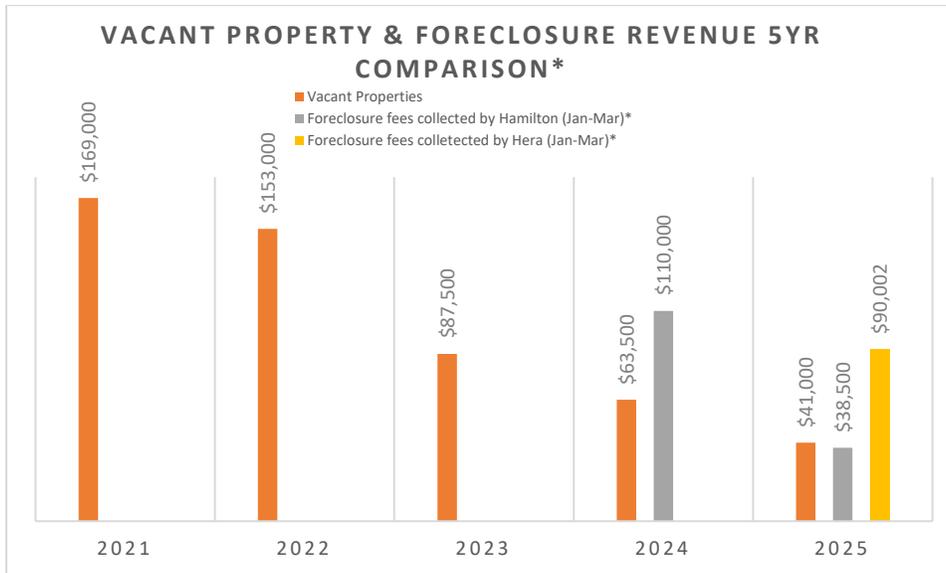
Housing Change of Occupancy - 5YR Comparison					
	2021	2022	2023	2024	2025
Sale			\$239,620	\$149,425	\$177,450
Rent			\$65,750	\$186,450	\$166,075
Combined	\$349,741	\$361,255	\$305,370	\$335,875	\$343,525

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

2025 VACANT PROPERTIES & FORECLOSURE REGISTRATION REVENUE



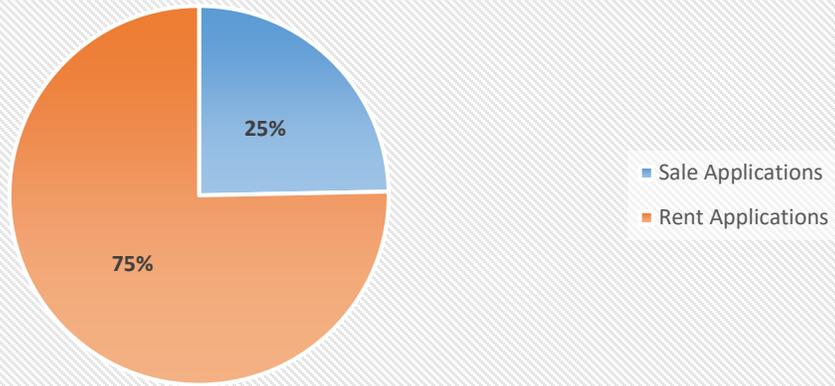
2025 Vacant Properties & Foreclosure Registration Revenue	
Vacant Properties fees collected by Hamilton	\$41,000
Foreclosure fees collected by Hamilton	\$38,500
Foreclosure fees collected by Hera	\$90,000
Hera's Processing fee	(-\$17,500)
Total	\$152,002



Vacant Properties & Foreclosure Registration Revenue	2021	2022	2023	2024	2025
Vacant Properties	\$169,000	\$153,000	\$87,500	\$63,500	\$41,000
Foreclosure fees collected by Hamilton (Jan-Mar,2025)				\$110,000	\$38,500
Foreclosure fees collected by Hera (Mar-Nov,2025) *					\$72,500
Total	\$169,000	\$153,000	\$87,500	\$173,500	\$152,002

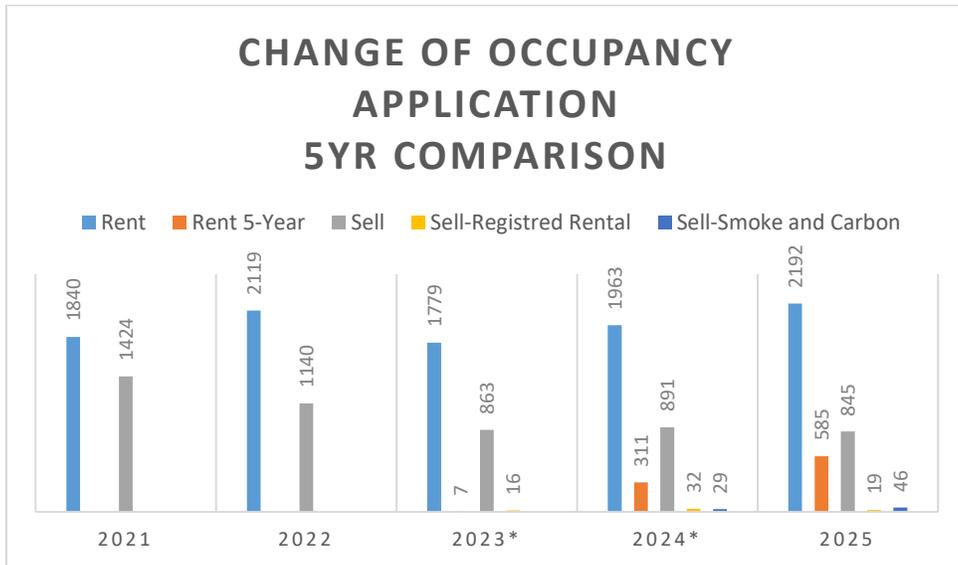
*Foreclosure fees are not included in the Housing Total Revenue report due to the office not collecting the fee directly.

2025 CHANGE OF OCCUPANCY APPLICATIONS



2025 Change of Occupancy Applications	
Sale Applications	910
Rent Applications	2777
Total Applications	3687

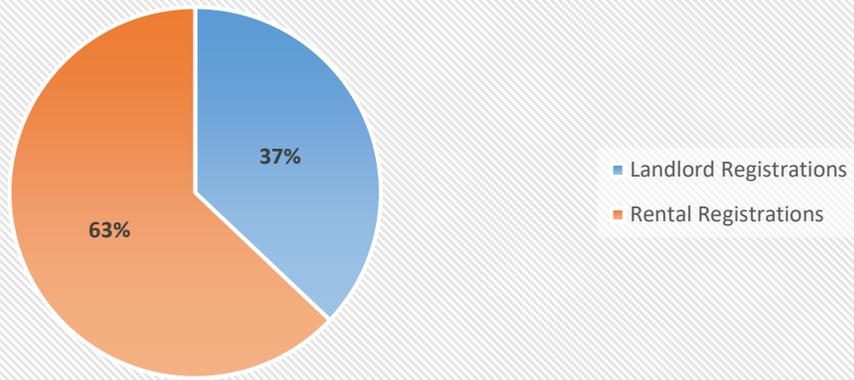
CHANGE OF OCCUPANCY APPLICATION 5YR COMPARISON



Change of Occupancy Applications 5YR Comparison	2021	2022	2023*	2024*	2025*
Rent	1840	2119	1779	1963	2192
Rent 5-Year			7	311	585
Sell	1424	1140	863	891	845
Sell-Registered Rental			16	32	19
Sell-Smoke and Carbon				29	46
Total	3264	3259	2665	3226	3687

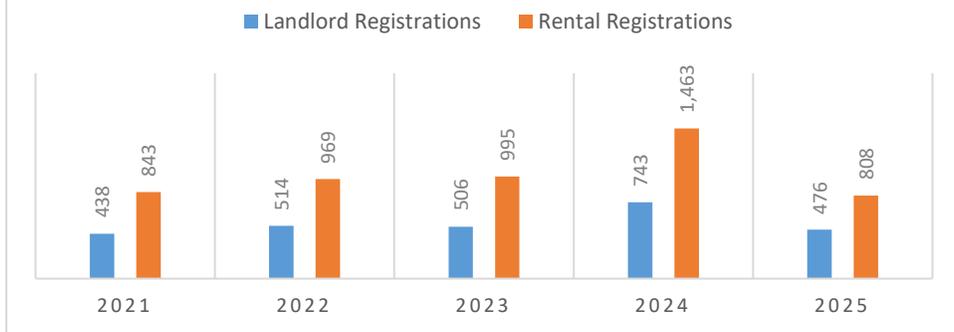
*Expanded application type to align more accurately to the fees collected and type of inspection performed.

2025 LANDLORD & RENTAL REGISTRATIONS PROCESSED



2025 Landlord & Rental Unit Registrations Processed	
Landlord Registrations	476
Rental Registrations	808
Total Registrations	1,284

LANDLORD & RENTAL REGISTRATIONS PROCESSED 5YR COMPARISON

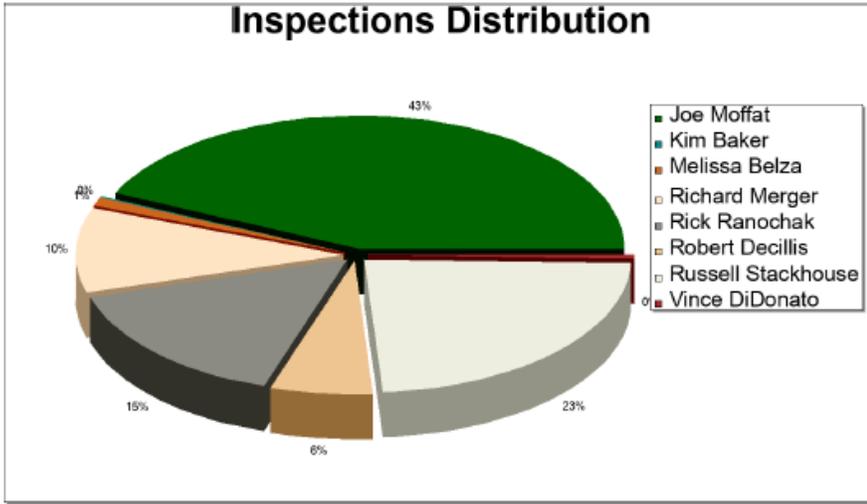


Landlord & Rental Unit Registrations Processed 5YR Comparison	2021	2022	2023	2024	2025
Landlord Registrations	438	514	506	743	476
Rental Registrations	843	969	995	1,463	808



Change of Occupancy Management Staff Utilization Summary Report For the Period of: 01/01/2025 to 12/31/2025

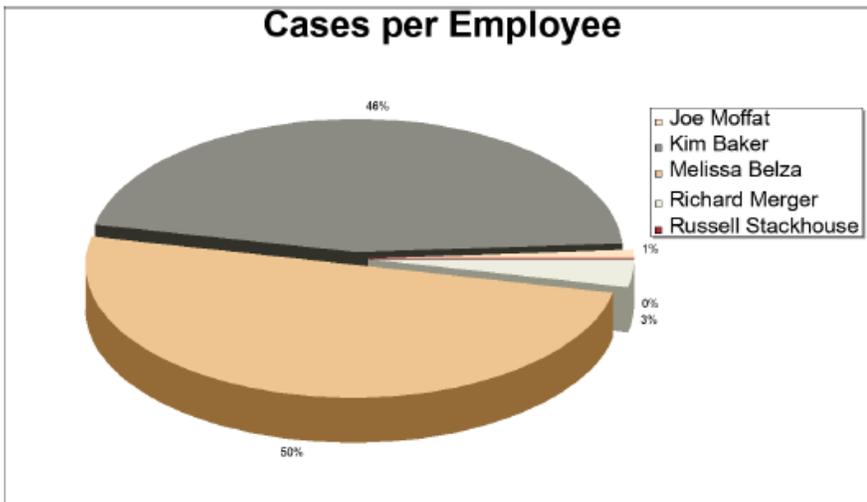
Inspector Utilization Summary



<i>Inspector</i>	<i>Inspections</i>
Joe Moffat	2174
Kim Baker	7
Melissa Belza	52
Richard Merger	522
Rick Ranochak	773
Robert Decillis	311
Russell Stackhouse	1183
Vince DiDonato	23

TOTAL 5045

Employee Case Utilization Summary



<i>Employee</i>	<i>Cases</i>
Joe Moffat	38
Kim Baker	1684
Melissa Belza	1844
Richard Merger	123
Russell Stackhouse	3

TOTAL 3692

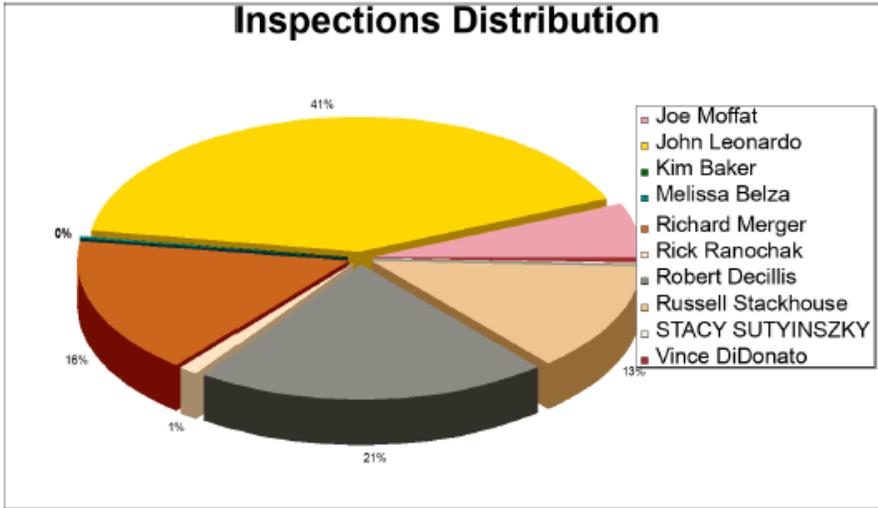
**Former Inspector*



Violations Management Staff Utilization Summary Report

For the Period of: 01/01/2025 to 12/31/2025

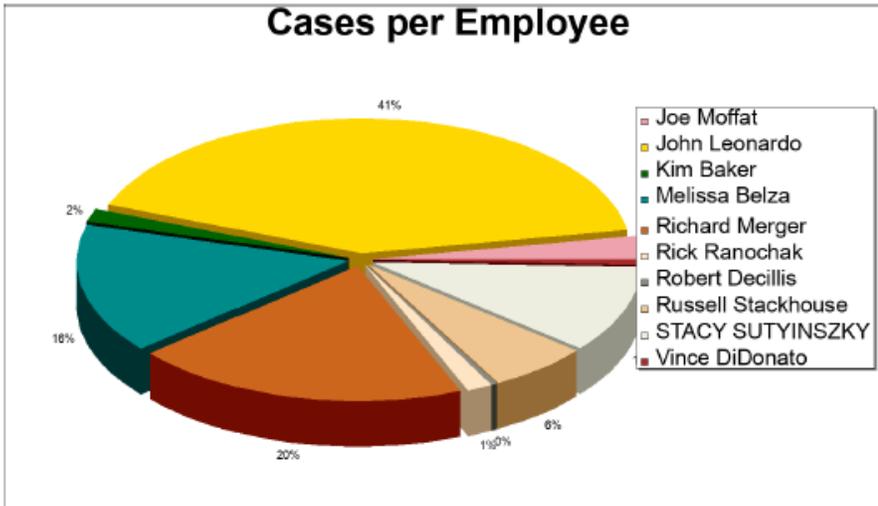
Inspector Utilization Summary



<i>Inspector</i>	<i>Inspections</i>
Joe Moffat	98
John Leonardo	618
Kim Baker	1
Melissa Belza	3
Richard Merger	247
Rick Ranochak	17
Robert Decillis	319
Russell Stackhouse	196
STACY SUTYINSZKY	2
Vince DiDonato	8

TOTAL 1509

Employee Case Utilization Summary



<i>Employee</i>	<i>Cases</i>
Joe Moffat	34
John Leonardo	504
Kim Baker	19
Melissa Belza	189
Richard Merger	244
Rick Ranochak	18
Robert Decillis	4
Russell Stackhouse	73
STACY SUTYINSZKY	127
Vince DiDonato	7

TOTAL 1219

*Former Inspector

Land Use Office
Annual Report
2025

Executive Summary

Zoning and Planning Board Applications		37
Zoning Board Meetings		13
Planning Board Meetings		13
Pre-Construction Meetings		14
Deed and Mylar Review		NA
Administrative Waiver Applications		21
Request for Bond Release / Reduction		NA
Request for Council Action		NA
Pre-Approvals:		
	Single Family Homes	NA
	Residential Additions	NA
	Decks	NA
	In-ground pools	NA
	Above Ground Pools	NA
Citizens/Applicants at Public Counter		NA
Review/Approve Permits		NA
Board Approvals		
	Warehousing	4,316 sq. ft
	Commercial	117,619 sq. ft
	Residential	17 units
	Manufacturing	0 sq. ft

The Land Use Office (LUO) of Hamilton Township provides continuous assistance regarding the procedures a land developer or homeowner must follow to obtain Planning Board or Zoning Board of Adjustment approvals. We coordinate the procedures required for land development approvals so that applicants can commence with site work, obtain the necessary building permits, and obtain release of performance guarantees. The nature of these duties and the volume of land development applications received monthly necessitate 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 39 new Zoning & Planning Board applications in 2025. 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 2025 the staff attended, 13 meetings of the Zoning Board of Adjustment, and 13 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 2025. 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 2025, 34 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 2025, 14 preconstruction meetings were held.

The number and types of Planning and Zoning Board applications would have been greater if not for the Administrative Waiver process. The purpose of this action is not only to reduce the case load of both the Planning Board and Zoning Board of Adjustment, but also to spare the land developer the cost, the time, and expense of filing a formal application to one of the land development boards when proposed additions or modifications to residential or commercial properties are of a minor nature and will not affect existing drainage, circulation, or landscaping on the site. In addition, the C&ED Director as Administrative Officer is permitted to modify the required yard setbacks when a lot is irregularly shaped, substandard or if the proposed modifications will not be out of character with the existing conditions in the immediate neighborhood. The LUO Coordinator reviews applications to determine if the application meets the criteria for said administrative waiver. In 2025, 21 Administrative Waivers were acted on.

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

We conducted a second Zoning Board of Adjustment meeting each month in 2025. This meeting has been placed on our proposed regular meeting schedule for 2025. This is helping us achieve our goal of approving applications in a timely manner.

DIVISION OF PLANNING
DEPARTMENT OF COMMUNITY AND ECONOMIC
DEVELOPMENT

**2025 ANNUAL
ACCOMPLISHMENT REPORT**



- Top Left – Nottingham Tavern expanded bar and kitchen improvements
- Top Right – New self-storage facility on Kuser Road
- Bottom Left – Nearpara Rubber UST tank removal
- Bottom Right – Proposed new senior affordable housing at St. Raphael’s South Broad Street

Prepared by: Robert C Poppert, PP, AICP, Township Planner
Date: December 30, 2025



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 31, 2025

RE: ANNUAL REPORT - YEAR 2025
PLANNING DIVISION ACCOMPLISHMENTS

Our accomplishments and highlights for the year 2025 are as follows:

A. Land Use Development

The Planning Division held at least fifty-three (53) meetings with prospective developers concerning their land use proposals and questions. The Planning Division attended thirteen (13) Zoning Board of Adjustment and fifteen (15) Planning Board meetings to make staff presentations or advise for various applications. These presentations essentially reported on applications before these Boards – many of which emanated from the separate meetings initially held.

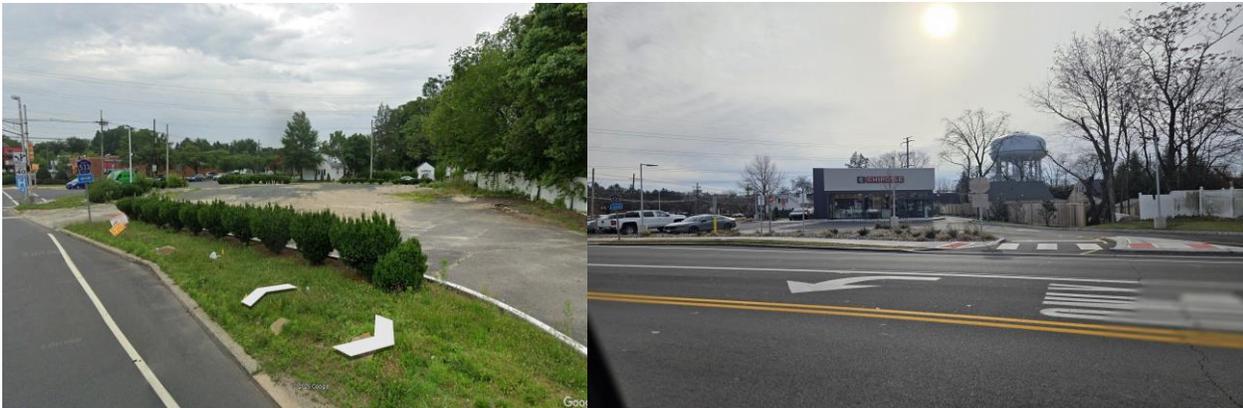
Some of the more prominent developments reviewed by the Division of Planning and approved by the respective Boards were the following:

1. Northeast Alternatives NJ, LLC (780-800 Route 130) – Preliminary and final site plan approval granted to convert former TGI Friday's restaurant to a retail cannabis dispensary.
2. Liquid Outdoor Media, LLC (Pleasant Avenue) – Preliminary and final site plan approval to construct a digital billboard along Interstate 195.
3. United Refrigeration, Inc. (19 Industrial Drive) – Preliminary and final site plan approval granted to construct a 10,683 sq. ft warehouse addition to existing building.
4. Aqua New Jersey (455 Paxson Avenue) - Preliminary and final site plan approval granted to construct a 1,241 sq. ft. PFAS water treatment building.
5. Divine Garden LLC (9 South Gold Drive) - Preliminary and final site plan approval granted to permit existing warehouse as a cannabis cultivation facility.
6. Pine Street Ventures, LLC (3500 South Broad Street) - Preliminary and final site plan approval granted to construct 68 age-restricted affordable units within a 34,120 sq. ft. two-story building.
7. Hamilton Senior Apartments, LLC (3710 East State Street) - Preliminary and final site plan approval granted to construct 50 age-restricted affordable units within a 38,190 sq. ft three-story addition to an existing convent.
8. Kulture Hamilton LLC (3690 Quakerbridge Road) - Preliminary and final site plan approval granted to convert former Banzai restaurant to a retail cannabis dispensary.

9. Solops Hamilton Solar Redevelopment, LLC (208 Patterson Avenue) - Preliminary and final site plan approval granted to construct a ground mounted solar array on a former landfill.
10. GCN Investments LLC (Bacon Avenue) - Preliminary and final site plan approval granted to construct a 4,316 sq. ft. warehouse/office.
11. Aqua New Jersey (51 Park Avenue) - Preliminary and final site plan approval granted to construct a 1,968 sq. ft. PFAS water treatment building.
12. Aqua New Jersey (340 Paxson Avenue) - Preliminary and final site plan approval granted to construct a 320 sq. ft. PFAS water treatment building.
13. Walmart Real Estate Business Trust (1750 Nottingham Way) - Preliminary and final site plan approval granted to construct a 4,920 sq. ft. addition.
14. Aqua New Jersey (1000 Whatley Road) - Preliminary and final site plan approval granted to construct two (2) PFAS water treatment buildings totaling 2,072 sq. ft.
15. Flagship New Jersey Propco LC (1117 Route 33) - Preliminary and final site plan approval granted to construct a 10,135 sq. ft. Spotless brand car wash.
16. Raising Cane's Restaurant, LLC (955 Route 33) - Preliminary and final site plan approval granted to construct a 3,326 sq. ft. Rasing Cane's restaurant.
17. 947 Kuser Road and 841 Kuser Road LLC (947 Kuser Road) - Preliminary and final site plan approval granted to construct one (1) three-story temperature controlled self-storage building (102,375 sq. ft.) and seven (7) one-story self-storage buildings (101,989 sq. ft. cumulative).

Below are some of the approved projects under construction during 2025, and of special note there was extensive "redevelopment" in the Route 33 corridor where existing vacant and older underutilized buildings are or will soon be replaced with new retail business:

1. Chipolte (249 Route 33) – removal of a prior closed Lukoil gasoline service station and construction of a new 3,432 sq. ft. fast food restaurant



2. Valvoline (1201 Route 33) – removal of a prior closed Exxon gasoline service station and construction of a new 4,154 sq. ft. vehicle oil change facility



3. Flagship New Jersey Propco LC (1117 Route 33) –Mercer Marine to redevelop into a new 10,135 sq. ft. Spotless brand car wash at the corner of Herbert Avenue and Rt 33.



4. Harvest 787 Rt 33 (787 Route 33) - removal of a former cigar shop and garage and construction of a new 5,500 sq. ft. retail building.



5. Raising Cane's Restaurant, LLC (955 Route 33) - removal of a previously closed Chase bank to construct a 3,326 sq. ft. Rasing Cane's restaurant.



6. Spark Car Wash LLC (1030 Route 33) – Love Stuff and More was sold and new owners will construct a 4,860 sq. ft. Spark brand car wash.



7. Brady Hamilton Square/Nottingham Tavern (9 Mercer Street) – Demolish existing single-family home and construct a new 1,029 sq. ft. accessory building for use by the Nottingham Tavern.



8. 3332 Hamilton Real Estate Inc. (South Broad Street at corner of Gropp Avenue) – Use variance and preliminary/final site plan granted to redevelop existing property (former Miriam Morris day care) into twenty-two (22) towns homes, inclusive of four (4) affordable housing units.



9. Qdoba Mexican Eats (1070 Whitehorse Avenue) - Demolish former Fame restaurant and construct a new 2,291 sq. ft. Qdoba Mexican Eats restaurant.



10. LEG Hamilton Industrial LLC (825 Sloan Avenue) - Construct a new 420,024 sq. ft. warehouse with office space on the former Congoleum Corporation Plant.



11. CSB Holding LLC (600 Horizon Drive) - The former 97,616 sq. ft. Verizon office building was demolished to construct a new 420,024 sq. ft. warehouse with office space



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. To date, the building shell has been constructed, and contractors continue to close in the exterior of the building with new windows and wall panels.



Figure 1: Aerial map

2. Patterson Avenue Landfill (Block 2141 Lot 17 and Block 2154 Lots 10, 12.01 and 89)
The Township Council approved an ordinance #20-048 which set forth the redevelopment plan guidelines for the aforementioned parcels including land uses, bulk and yard requirements and design standards. Solops Hamilton Solar Redevelopment received approval from the Planning Board (application #25-08-030) to construct a ground mounted solar array on a former landfill. The proposed site plan is shown below and the horizontal blue lines represent the proposed solar arrays.



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 new crematory/mausoleum at Colonial Memorial Park on South Broad Street, a new 2,000 sq. ft. community center at the Ukrainian National Home of Trenton, a new truck wash pad at 572 Whitehead Road as well as telecommunications improvements to towers at 2090 Greenwood Avenue (Dish Wireless) and 53 Flock Road (T-Mobile).

The Division of Planning also performs various site visits/inspections. We completed sixty (60) 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 thirty-four (34) 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 seven (7) such inspections were carried out by this office.

All sign (façade and freestanding) permits are reviewed and approved by the Planning Division. These amounted to seventy-five (75). Sheds and fences plus the issuance of zoning letters are also reviewed and approved by the Division of Planning along with Land Use and Engineering. These amounted to a total of three hundred seventy-one (371) permits and five hundred nineteen (519) zoning letters, respectively. This office reviewed another twenty-five (25) permits relating to generators, AST's, construction trailers, demolition, telecommunication monopoles, pools, solar panels, handicapped ramps, site lighting, new single family homes, etc.

B. Grant Administration

The Division of Planning administered a number of grants during 2025. 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 **\$380,891.53** 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 (PS&E) from NJDOT. During 2024 we were busy obtaining all of the necessary temporary and permanent easements, which were subsequently sent to and approved by Council. In 2025 Arora submitted final PS&G to NJDOT for final review, however, NJDOT came back requesting two (2) additional areas for improvements outside our original scope of work. Arora is currently revising the final plans to address these two additional items, then we should resubmit back to NJDOT for final PS&E approval early 2026.
3. FY 2022 USEPA Brownsfields Cleanup Grant for Neapara Rubber factory 1849 East State Street - On behalf of Hamilton Township, Brinkerhoff Environmental Services Inc. (now VHB) 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. A Technical Scope of Work was prepared, and the project was advertised and then awarded to Vollers Excavating and Construction September 18, 2025. To date, we have completed the removal of several ASTs, waste piles, a semi-trailer and solid waste. In addition, two (2) of the four (4) USTs have been removed from the 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 and can be completed once the waste piles and UST/s noted above in #3 have been removed.
5. 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. Engineering has taken over project management and by this date the project is now complete.

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

Grants currently under administration/or completed: **\$1,468,892.53**
Grants applied for and awarded, project not started yet: **\$342,000.00**
Grants applied for and not funded: **\$0**
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 – NJDEP completed wire transfer of funds to Hamilton Township for land purchase October 2025. This project is now completed with Green Acres and is closed out.
2. 2367 Kuser Road – Final environmental reports submitted to Green Acres August 2024. Received comments from Green Acres 11-15-2024 on submitted SIR, forwarded to T&M Associates for review and response. Property survey approved by Green Acres March 2024. Tasked T&M to mark out locations for septic and well for demolition contract for early 2026 bid.



3. Basin Road – Draft Remedial Investigation Report submitted to Grene Acres 7-24-25 for their review. T&M and Associates is finalizing a final RIR package to submit to Green Acres.



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. The Planning Board voted to adopt the 2025 OSRP at their meeting of November 13, 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 title work has been 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 \$6.3 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 in 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
- Completed the 4th Round HEFSP 6/26/2025. We had one (1) challenge to the plan, but that was withdrawn by the objecting party 12/17/2025.
- Council endorsed the Township's 4th Round HEFSP via resolution 25-313 on 7/15/2025.

The Division of Planning held another thirty-six (36) virtual and in-person meetings with staff, consultants and members of the public concerning the town's affordable housing development opportunities and our work towards our new 4th Round HEFSP.

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, Homefront, Vintage Court and McCorristin Square.
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. At this time we have processed energy efficiency grants for projects with Visitation Homes and Homefront.

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** – 29
- Projects currently under renovation – 11
- Projects in "Phase 1 – Pre-Construction"* – 17
- **New** rehab projects submitted to Township for initial review/approval - 4

* "Phase 1 - Pre-Construction" – this includes initial Isles inspections, contractor visits and walk thru's, bid submissions and completion of paperwork by Isles construction manager.



Wilfred Avenue – new windows, doors and roof plus new HVAC, electric service and bathroom improvements.

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. Once these two (2) remaining units are obtained a new demolition bid will be advertised for the removal of units #1760 to #1770 East State Street and #1755 Roberts Avenue.

The new exterior wall for #1742 was completed April 2025.

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 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 2025, 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 19th year.
3. Residential Tree Planting Initiative – The Township has now completed residential plantings through all zones within the Township. While there was no tree contract for this year, there will be a new contract for the fall of 2026 due to increased demand for new curb side trees and park projects.
4. Sale of DPW SREC's (Solar Renewable Energy Credits) – For 2025 we were able to transfer 22 SRECs to our SREC broker. The funds from the sale of our SREC's are 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. The Environmental Commission, the Green Team and the administration are working diligently in our pursuit of Silver certification.
6. The NJ Department of Environmental Protection (DEP) Municipal Stormwater Permitting Program revised the Tier A Municipal Stormwater General Permit. This permit authorizes the discharge of stormwater from small municipal storm sewers. The revised permit required municipalities to adopt and enforce a community-wide ordinance covering tree removal/replacement. A NEW ordinance was developed in consultation with the Shade Tree Commission, DPW and the administration and was adopted by Council 12/02/2025.
7. 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. During 2025, we awarded a contract with Vollers Excavating and Construction for the removal of several ASTs, four (4) UST's, waste piles, a semi-trailer and solid waste. USEPA clean up grant funds were utilized to cover these costs. We

also awarded a contract to Jersey Specialized Hauling to remove steel shipping containers and their contents of about 250 CY of clean rubber waste material, of which CDBG funds were utilized to cover this cost.

The photos below show the removal of the shipping containers and rubber waste by Jersey Specialized Hauling:



The photos below show the removal of UST's and cleaning of AST's by Vollers Excavating and Construction:



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 32.40 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 11 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 40 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. Continue to support affordable housing providers and subsidize potential housing development projects (new construction and rehabilitation).
2. 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.
3. Begin the removal of PCB contaminated waste piles on the Neapara Rubber site on east State Street.
4. 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.
4. Willey School Green Acres Diversion resolution – add back to the property a playground, half basketball and pickle ball court.

RCP



The Township of Hamilton

*Jeffrey S. Martin
Mayor*

Division of Zoning Enforcement 2025 Year End Report

Prepared by: John Leonardo

Supervising Zoning and Code Enforcement Officer



The Township of Hamilton

Jeffrey S. Martin
Mayor

Division of Zoning Enforcement 2025 Year End Report

Prepared by: John Leonardo Supervising Zoning and Code Enforcement Officer

As we end the year 2025 the Zoning Division has undergone dramatic changes. I took this job over to start the year and hit the ground running. My department immediately went to work on clearing up old business in the new year including all lingering issues remaining from 2024. We also have taken steps to make our process more efficient and time sensitive so that we may better serve the residents of Hamilton Township.

The Zoning Department immediately began to develop a great relationship with Hamilton Police, Housing Division and Building Division. I also began to work closely with Land Use as a lot of what I deal with on a daily basis intersects with that department. I work daily with all these departments in efforts to provide a better Hamilton. Throughout the year as different issues arose each department has become instrumental in the success of the Zoning Division.

As we continue moving forward into 2026, the Zoning Division intends to bring new ideas into the process so that we may become more efficient in the things we do as well as get quicker results. I will look to bring back a new and improved Neighborhood Improvement Program. Along with our partnership with Public Works this program can dramatically improve areas of our community both quickly and efficiently. I will continue to crack down on the biggest offenders of our ordinances to get them to comply with our standards.

Finally, I would like to thank Fred Dumont and his staff, especially Vanesa Krispel and Gia Laird, they have supported me in this transition and have contributed to my success. I would also like to thank my staff for all their hard work and dedication to the department. Stacy Pitrowski has been an asset to this department, and I look forward to her return in the new year. Rob Decillis has also been a tremendous help with his assistance to Zoning as well.

The relationships we build with our local businesses as well as our residents will remain at the forefront as we work towards the same goal of keeping Hamilton Township a beautiful place to live.

Zoning Division

2025 Daily Work

All daily work is shared by the supervisor, assistants and inspectors in Zoning. All violations are approved by the supervisor and all summons are written by the supervisor. All court cases are also handle by the supervisor unless absent on the day of court at which time my assistant can stand in for me. Examples of daily work are as follows:

All employees:

1. Answering phone calls, returning voicemails, checking See Click Fix for requests, answering emails.
2. Scheduling inspections through magnet
3. Processing zoning verification letters
4. Working with Land Use on new projects
5. Performing inspections in the field
6. Answering OPRA requests
7. Issuing Notice of Violations (once approved by supervisor)
8. Dropping off paperwork to the court
9. Preparing court files
10. Organizing daily reports

Supervisor only

1. Issuing summonses
2. Attend monthly Board of Public Officers meeting
3. Attend court on Monday's
4. Work with the prosecutor to obtain case results
5. Work with other departments including Housing, Building and the Mayor's Office
6. Working through outstanding issues
7. Prepare monthly and yearly reports for director
8. Keep schedule organized for employee time off
9. Work with the Law Department on any issues
10. Prepare budgets
11. Assist residents in violation to help them get their properties into compliance
12. Assist engineering with any violations they may need issued
13. Look for major issues throughout the township that need to be cleaned up

Zoning Procedures

2025

Procedure for processing compliance complaints:

- Check See Click Fix, Emails and Voicemails daily for complaints
- Once a complaint is received schedule an inspection into Magnet
- Respond to the email, voicemail or See Click Fix so it has been acknowledged
- Once schedule is complete for the day begin field inspections
- During inspection take photos, enter notes and mark the inspection “rejected” or “complete”.
- Once all inspections are complete return to the office to prepare paperwork and update Magnet
- If “rejected” a notice of violation will be issued with X amount of days to comply
- Verify the mailing address through BRT
- Once notice of violation is issued mail it out and set up a follow-up inspection through Magnet
- Update See Click Fix with the result of the inspection and if applicable the amount of days granted to comply with a violation and close the complaint

Procedure for processing follow-up inspections:

- Also in the daily inspection report there will be scheduled follow-up inspections, these inspections are a result of a failed compliance inspection
- During inspection take photos, enter notes and mark the inspection “compliant” or “non-complaint”
- If an inspection is non-complaint the Supervising Zoning Officers will issue a summons to appear in court.
- Once a summons is issued all inspection reports, photos and violation notices are printed out and attached to a copy of the summons and put into a file folder for court
- Magnet shall be updated by either moving a property into “In Court” or “Abated” status
- If status is marked “In Court” Magnet shall be updated with a summons number and date of court

Court Procedures for the day of court: MONDAY

- Court is scheduled for Monday's at 1pm
- On morning of court schedule all cases for a final inspection prior to court
- Perform each inspection by taking photos, notes and marking the inspection compliant or non-compliant
- After inspections are complete return to the office to set up each case
- If the property is compliant marked the file folder that the property is compliant
- If the property is non-compliant print out inspection report and photos and place in file
- Court begins at 1pm , arrive at court at 12:45pm
- Once attendance is complete and the session is started work with court security to find out who is present in person then work with the prosecutor to find out who is appearing on Zoom
- For all people present, either in person or on Zoom, they will have the chance to discuss their case with me and the prosecutor. If the property is in compliance we will ask for a fine between \$ 250(first time offender) and \$2000 (frequent offender) if it is not in compliance we will adjourn for an agreed upon timeframe to be in compliance and reschedule the appearance
- If the defendant agrees they will plead guilty in front of the judge and the matter will be considered completed
- If the defendant does not agree the matter will be set for trial
- If the defendant does not show up to court and the property is in compliance the matter will be considered Failure to Appear
- If the defendant does not show up to court and the property is not in compliance a Judgement Order is filled out and the township representative will present the case to the judge. If the judge signs off the property will be cleaned up by Public Works
- At the end of each court session Magnet will be updated as to the result of each case

Zoning Abatement Days

2025

High Grass and Weeds - 10 days

Junk Rubbish and Debris- 10 days

Trees- 21 days

Bamboo- 21 days

Vehicles on Grass- 10 days

Business in Residential- 10 days

Fence/ Shed/ Driveway permits- 10 days

Chickens- 14 days

Illegal use of property- 14 days

All violations are subject to a case by case basis. If progress is being made at time of follow-up inspection a 7 day extension may be granted. Our goal is to get properties in compliance as quickly as possible.

Zoning Court Fines

1st Offense- \$250 plus compliance

2nd Offense- \$500 plus compliance

3rd Offense- \$2000 plus compliance

Failure to appear and non compliance- attempt for judgement order to have Public Works clean up the property

All court cases are dealt with on a case by case basis with the goal of having the property cleaned up with a proper fine imposed.

Compliance Inspections

2025

Compliance inspections are the initial inspection performed once a complaint is received through See Click Fix, phone, email, walk-in or officer initiated. Each inspection is scheduled through Magnet. Once the inspection is complete it is given a result of complete, which typically means nothing was found, or a result of rejected, which typically means a violation was found. If a violation is found a Notice of Violation is issued with a certain amount of days to comply with the order. Once a Notice of Violation is issued a follow-up investigation is scheduled through Magnet.

Total # of compliance inspections :1161

Total # of compliance inspections COMPLETE: 443

Total # of compliance inspections REJECTED: 718

Follow-up Inspections

Follow-up inspections are performed after the time frame of a Notice of Violation has ended. For example, a violation for high grass and weeds may be given 10 days to comply, on the eleventh day the follow-up inspection is performed. At the time of inspection it is determined if the property is compliant or non-compliant. If a property is compliant the violation is considered abated, if the property is non-compliant a summons is issued to appear in court for the violation.

Total # of follow-up inspections: 936

Total # of follow-up inspections COMPLIANT : 485

Total # of follow-up inspections NON-COMPLIANT : 451

Total # of Inspections performed by Zoning in 2025 : 2,097

Zoning Division Court Cases

2025

Court cases are created once a summons has been issued. Each court case has summons numbers associated with them. Once a summons is issued by the Zoning Officer the ticket is then mailed to the address on file in BRT. One copy is turned into the court, one copy put into a file and one copy is kept for records. Fines for zoning summonses range from \$250 to \$2000. Once a summons is issued a file is created with a copy of the summons, print outs of all inspection reports, copies of all photos taken and a copy of the Notice of Violation that was previously sent out. That file is then filed away for the court date that was issued. On the day of court a follow-up inspection is conducted to determine the condition of the property. If the property is in compliance it is noted in the file and if the property is not in compliance I may either go in front of the judge for a Judgement Order to have Public Works clean up the property or I adjourn the case for a specific amount of days in order to have the property owner clean up. This all depends on if the person shows up to court or not and if the property is determined to be a public health hazard or nuisance. If someone does not show up to court then it is considered "Failure to Appear". When someone does not appear four times a warrant is issued. All fines are negotiated between myself, the prosecutor and the defendant. If we are able to reach an agreement the defendant pleads guilty and pays the fine, if not then the matter gets set for trial. Court for 2025 was scheduled for every Monday except for holidays.

Total # of summonses issued : 166

Total amount fined : \$36,750

Total # of court cases closed: 131

Total # of court cases pending: 16

Total # of Judgement Orders obtained: 15

When a judgement order is signed by the judge a work order is created and sent to Public Works. Once public works has executed the order an itemized invoice is sent back to Zoning. That document is then scanned and sent to the tax office to place a lien on the property.

See Click Fix Report

2025

Total SCF requests: 1007

Junk Rubbish and Debris Residential: 126

Junk Rubbish and Debris Rental : 4

Junk Rubbish and Debris Commercial: 33

Illegal Dumping: 3

Fowl : 7

Sheds Without Permits: 1

Zoning Enforcement General Questions: 330

Vehicles Parked on Grass/ Parked Illegally: 52

Property Maintenance Residential : 71

Ordinances: 1

Residential Business Operations: 51

Commercial Vehicle Complaints: 11

Boats and Trailers : 4

Graffiti : 8

Illegal Signs: 13

Setback Requirements: 14

High Grass and Weeds: 178

Site Obstructions: 12

Tree Concerns: 2

Commercial Vehicles 6 plus wheels: 4

Vehicles Unregistered: 6