

# **Master Plan Amendment Housing Plan Element and Fair Share Plan Round 4**

**Township of Hamilton  
Mercer County, New Jersey**

**Prepared:**  
June 13, 2025

**Prepared for:**  
Township of Hamilton Planning Board

**Prepared by:**



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748

---

Caroline Z. Reiter, PP, AICP  
NJ Professional Planner: 33LI00534300

---

Robert E. Dare, PP, AICP  
NJ Professional Planner: 33LI00596400

Adopted on June 26, 2025 by the Township of Hamilton Planning Board.  
Endorsed on \_\_\_\_ by the Hamilton Township Council.

*The original of this document has been signed and sealed in accordance with Law.*

**TOWNSHIP OF HAMILTON**

**Mayor's Office**

Jeffrey S. Martin, Mayor  
Bianca I. Jerez, Chief of Staff/Public Information Officer  
Sarah Kevett, Deputy Chief of Staff

**Council**

Richard Tighe, Council President  
Pasquale "Pat" Papero, Council Vice President  
Anthony Carabelli, Councilman  
Nancy Phillips, Councilwoman  
Charles F. Whalen, Councilman

**Planning Board**

Robert Calabro, Regular Member  
Jennifer Coffey, Regular Member  
Haig Kasabach, Regular Member  
Latoya Wilson, Regular Member  
Ed Pattik, Regular Member  
Joseph Abbott, Regular Member  
Richard Conti, Alternate Member  
Charles Whalen, Council Liaison  
Christopher Lockett, Township Official  
Michael Maloney, Mayor's Designee  
James G. Griffin, Board Attorney  
Madison Nebbia, Technical Assistant and Planning Board Secretary

**Board of Public Officers**

Fred Dumont, Chairperson, Director of Community and Economic Development  
Teregiona Acosta, Director of Neighborhood Preservation  
Maura Beth, Township Official Appointed by the Mayor  
Samantha Brown, Township Engineer  
Robert Scott D'Amico, Construction Official  
John Leonardo, Zoning Officer  
Richard Merger, Chief Housing Inspector  
Robert Poppert, Township Planner  
Larry Rosenthal, Citizen Member  
John Kroschwitz II, Citizen Member

Madison Nebbia, Technical Assistant and Board Secretary

**Public Officials**

Alison Sabo, RMC, Municipal Clerk

Kathryn Monzo, Business Administrator

Joy Kerlin, Assistant Business Administrator

## **Table of Contents**

Affordable Housing in New Jersey.....	1
Mandatory Contents of the Housing Element.....	2
Analysis of Demographic, Housing, and Employment Characteristics .....	4
Population Characteristics .....	4
Population Composition by Age .....	6
Existing Housing Characteristics .....	8
Type of Household.....	8
Household Size .....	9
Per Capita and Household Income .....	10
Family Income Distribution .....	11
Housing Affordability .....	12
Housing Unit Data.....	13
Year Householder Moved into Unit.....	14
Housing Unit Information.....	15
Housing Conditions .....	17
Housing Values.....	18
Contract Rents.....	19
Employment Data .....	20
Residential Construction.....	23
Population and Household Projection .....	24
Employment Projection.....	25
Affordable Housing Obligation .....	26
Prior Round Obligation.....	27

*Housing Element and Fair Share Plan  
Township of Hamilton — Prepared: June 13, 2025*

---

Round 3 Prospective Need .....	28
Round 4 Present Need.....	28
Round 4 Prospective Need .....	29
Consideration of Lands Appropriate for Affordable Housing.....	35
Consistency with the State Development and Redevelopment Plan.....	36
Minimums & Maximums .....	38
Multigenerational Housing Continuity .....	39
Conclusion.....	39

# Housing Element

---

The Township of Hamilton, Mercer County, has prepared this Housing Element and Fair Share Plan as an amendment to the municipal master plan in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act 2 (N.J.S.A. 52:27D-301 et seq.).

The Municipal Land Use Law requires that a municipal master plan include a housing element to enable the municipality to exercise the power to zone and regulate land use. The housing element is adopted by the municipal planning board and endorsed by the municipal governing body, and is drawn to achieve the goal of meeting the municipal obligation to provide for a fair share of the regional need for affordable housing.

This Housing Element and Fair Share Plan amends the Township's master plan to address affordable housing planning requirements for the time period known as Round 4, which includes the decade between July 2025 and July 2035. It addresses the Township's cumulative fair share obligation for the period from 1987 through 2035. The Township last adopted a Round 3 Housing Element on January 23, 2020. This plan will replace the 2020 Round 3 plan.

## Affordable Housing in New Jersey

The Mt. Laurel II doctrine requires that all municipalities provide a realistic opportunity for their fair share of low and moderate income housing. The Hamilton Fair Share Plan is the Township's proposal for satisfying its share of the regional affordable housing needs under applicable affordable housing regulations.

This Plan provides the Township's fair share obligation and details its strategies for addressing its present, prior, and prospective housing needs. The New Jersey Fair Housing Act established the New Jersey Council on Affordable Housing (COAH). COAH was responsible for developing rules and regulations on affordable housing, as well as approving municipalities' submitted affordable housing plans. The COAH approval process was known as Substantive Certification.

COAH adopted its first set of rules, known as 'Round 1,' for the period of 1987 through 1993. COAH 'Round 2' covered the 1993 to 1999 time period. These rounds are now combined and collectively referred to as the 'Prior Round,' which covers the 1987 to 1999 time period.

COAH adopted its first Round 3 rules in 2005. The Round 3 rules included a new methodology for calculating affordable housing, known as Growth Share. These rules were challenged, and the Appellate Division invalidated the Round 3 rules in 2007. COAH then adopted its second set of Round 3 rules in 2008; these rules also used the

Growth Share methodology and were found invalid by the Appellate Division in 2010. COAH was directed to prepare new rules that used the Prior Round methodologies of establishing the statewide and regional affordable housing obligation and assigning municipalities their fair share of the regional affordable housing obligations.

COAH prepared new rules in 2014, but failed to adopt them. In response, a motion was filed with the New Jersey Supreme Court to enforce litigant's rights in response to COAH's lack of action. On March 10, 2015 the Supreme Court issued its decision to enforce litigant's rights and established a procedure for municipalities to transition their COAH applications to the Courts.

The Supreme Court established a new procedure that requires participating towns, such as Hamilton, to submit a Declaratory Judgment action. The Township of Hamilton filed its action of Declaratory Judgment with the Court on or about July 8, 2015.

Fair Share Housing Center (FSHC), a nonprofit affordable housing advocacy group, was considered an "interested party" in all municipal Declaratory Actions. The Township and FSHC settled its affordable housing litigation as memorialized in a settlement agreement dated December 19, 2016.

#### Round 4 Affordable Housing

On March 20, 2024 Governor Murphy signed new legislation known as P.L.2024, c.2 that amended the state's Fair Housing Act and changed the affordable housing process in New Jersey.

The Fair Housing Act (FHA) Amendment ("FHA 2" or the "Act") eliminated the Council on Affordable Housing (COAH), directed the Department of Community Affairs (DCA) to prepare nonbinding affordable housing obligations, changed certain aspects of the vacant land process, eliminated and revised available bonus credits, and imposed strict deadlines on municipalities.

Pursuant to the FHA 2, municipalities must adopt a Housing Element and Fair Share Plan by June 30, 2025. This plan conforms to the requirements established in the legislation and FHA 2 and addresses Hamilton's Prior Round, Round 3 and Round 4 affordable housing obligations.

## **Mandatory Contents of the Housing Element**

Pursuant to the New Jersey Fair Housing Act (FHA 2), "a municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low-and moderate-income housing." The essential plan components are:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1); and,
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);
- For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for P.L. 2024, redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.



This Housing Element and Fair Share Plan Amendment addresses the above requirements.

## **Analysis of Demographic, Housing, and Employment Characteristics**

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Township of Hamilton with information from the US Census Bureau, the New Jersey Department of Labor and Workforce Development, and the Delaware Valley Regional Planning Commission.

### **Population Characteristics**

Table 1 shows the population trends for the Township of Hamilton and Mercer County from 1930 to 2020. As shown, Hamilton's population increased by approximately 65,176 residents during this period. The greatest increases occurred in the periods from: 1940 to 1950, when the Township's population increased by approximately 36.2 percent; 1950 to 1960, when there was an increase of approximately 58.0 percent; and between 1960 to 1970, when population increased by approximately 22.4 percent. After 1970, the Township's population increased at much lower rates, which ranged from a high of approximately 4.5 percent between 1980 and 1990 to a low of about 0.6 percent between 1990 and 2000.

Mercer County's population also increased over the period from 1930 to 2020. Indeed, the County's population increased by 200,197 residents over this period, with the greatest increases occurring in the periods from: 1940 to 1950, when population increased by about 16.5 percent; 1950 to 1960, when population increased by about 15.9 percent; and 1960 to 1970, when population increased by about 14.2 percent. Like in the Township, the County's population grew by single-digit percentages in the period from 1970.

**Table 1**  
**POPULATION CHANGE, 1930 – 2020**  
**Township of Hamilton & Mercer County**

**Township of Hamilton**

<u>Year</u>	<u>Population</u>	<u>Number</u>	<u>Change</u> <u>Percent</u>
1930	27,121	-----	-----
1940	30,219	3,098	11.4
1950	41,156	10,937	36.2
1960	65,035	23,879	58.0
1970	79,609	14,574	22.4
1980	82,801	3,192	4.0
1990	86,553	3,752	4.5
2000	87,109	556	0.6
2010	88,464	1,355	1.6
2020	92,297	3,833	4.3

**Mercer County**

<u>Year</u>	<u>Population</u>	<u>Number</u>	<u>Change</u> <u>Percent</u>
1930	187,143	-----	-----
1940	197,318	10,175	5.4
1950	229,781	32,463	16.5
1960	266,392	36,611	15.9
1970	304,116	37,724	14.2
1980	307,893	3,777	1.2
1990	325,824	17,931	5.8
2000	350,761	24,937	7.7
2010	366,513	15,752	4.5
2020	387,340	20,827	5.7

*Sources:*

1930 - 1950: "Number of Inhabitants, New Jersey."

<https://www2.Census.Gov/library/publications/decennial/1950/population-volume-2/23024255v2p30ch1.pdf>. U.S. Census Bureau, 1950.

1940 - 2000: "New Jersey Population Trends 1790 to 2000." . Division of Labor Market and Demographic Research New Jersey State Data Center, August 2001. Accessed February 4, 2025.

<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>.

2010: 2010 U.S. Census (Table P3)

2020: 2020 U.S. Census (Table DP1)

## Population Composition by Age

Table 2 shows population by age cohort in the Township of Hamilton during 2010 and 2020. As can be seen, the population increased by 3,833 residents or 4.3 percent between 2010 and 2020. The age cohorts with the largest increases were: 65-74, which increased by 3,412 residents or 50.4 percent; 25-34, which increased by 1,825 residents or 17.6 percent; 55-64, which increased by 1,505 residents or 12.5 percent; and 85+, which increased by 175 residents or 7.6 percent. The age-cohort with the largest decrease was 45-54, which decreased by 2,258 residents or 15.9 percent. The change in all other age cohorts was less than  $\pm 5.0$  percent.

**Table 2**  
POPULATION BY AGE  
Township of Hamilton

	2010 Population		2020 Population		Change 2010-2020	
	<u>Persons</u>	<u>Percent</u>	<u>Persons</u>	<u>Percent</u>	<u>Persons</u>	<u>Percent</u>
Under 5	4,585	5.18	4,516	4.89	-69	-1.5
5-14	10,486	11.85	9,985	10.82	-501	-4.8
15-24	10,816	12.23	10,594	11.48	-222	-2.1
25-34	10,454	11.82	12,289	13.31	1,835	17.6
35-44	11,971	13.53	11,691	12.67	-280	-2.3
45-54	14,197	16.05	11,939	12.94	-2,258	-15.9
55-64	11,999	13.56	13,504	14.63	1,505	12.5
65-74	6,771	7.65	10,183	11.03	3,412	50.4
75-84	4,889	5.53	5,125	5.55	236	4.8
85+	2,296	2.60	2,471	2.68	175	7.6
<b>TOTALS</b>	88,464	100	92,297	100	3,833	4.3

*Sources:*

2010: 2010 U.S. Census (Table PCT12)

2020: 2020 U.S. Census (Table DP1)

As has been shown in Table 2, there has been considerable growth in the 85+, 65-74, 55-65, and 25-34 age cohorts. The effects of the change in the distribution of Hamilton's population among age cohorts can be summarized in the change in the median age of the Township's population, which increased by approximately 0.6 years, from 41.8 years to 42.4 years, in the period from 2010 to 2020. This represents an increase of about 1.4 percent. By comparison, the median age of Mercer County's population increased by approximately 0.7 years, from 37.8 years to 38.5 years, which equates to an increase of about 1.7 percent. Table 3 summarizes the

distribution of the Township's and County's populations among age cohorts, as well as the change in the median age of said populations.

**Table 3**

PERCENTAGE POPULATION DISTRIBUTION, 2010 & 2020  
Township of Hamilton & Mercer County

<u>Age Group</u>	<b>2010 Percentage of Population</b>		<b>2020 Percentage of Population</b>	
	<u>Township of Hamilton</u>	<u>Mercer County</u>	<u>Township of Hamilton</u>	<u>Mercer County</u>
Under 5	5.2	5.9	4.9	5.1
5-14	11.9	12.7	10.8	12.2
15-24	12.2	15.0	11.5	14.9
25-34	11.8	12.8	13.3	13.1
35-44	13.5	14.1	12.7	13.0
45-54	16.0	15.2	12.9	13.2
55-64	13.6	11.7	14.6	13.0
65+	15.8	12.6	19.3	15.4
<b>TOTALS</b>	100	100	100	100
Median Age	41.8	37.8	42.4	38.5

*Sources:*

2010: 2010 U.S. Census (Tables PCT12, P13)

2020: 2020 U.S. Census (Tables DP1, P13)

## Existing Housing Characteristics

### Type of Household

A household is a group of people who occupy a housing unit as their usual place of residence. As shown in Table 4, there were 36,125 households in the Township of Hamilton in 2020. The majority, or approximately 72.6 percent, of households consisted of two or more persons. The remaining 27.4 percent of households consisted of one person. Table 4 provides additional details on the types of households in Hamilton Township during 2020.

**Table 4**  
TYPES OF HOUSEHOLDS, 2020  
Township of Hamilton

<u>Type of Households</u>	<u>Total</u>	<u>Number in Subgroup</u>	<u>Percent of Total</u>
<b>TOTAL HOUSEHOLDS</b>	<b>36,125</b>		
<b>One Person</b>		<b>9,882</b>	<b>27.4</b>
Male Householder	4,080		11.3
65 years or older	1,469		4.1
Female Householder	5,802		16.1
65 years or older	3,333		9.2
<b>Two or More Persons</b>		<b>26,243</b>	<b>72.6</b>
<i>Married Couple Families</i>	17,474		48.4
With Own Children Under 18	6,245		17.3
<i>Cohabiting Couple</i>	2,201		6.1
With Own Children Under 18	719		2.0
<i>Male Householder Not living alone</i>	1,935		5.4
With Own Children Under 18	418		1.2
<i>Female Householder Not living alone</i>	4,633		12.8
With Own Children Under 18	1,583		4.4

Source: 2020 U.S. Census (Table DP1)

## Household Size

Table 5 provides further details on household size in the Township of Hamilton during 2020. As shown, the most frequent household size was two people, which accounted for 31.7 percent of all households in Hamilton and 29.0 percent of all households in Mercer County. The average household size in Hamilton was 2.54, which is 0.10 less than the average household size of 2.64 in Mercer County during 2020.

**Table 5**  
 HOUSEHOLD SIZE, 2020  
 Township of Hamilton & Mercer County

Household Size	Township of Hamilton		Mercer County	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 Person	9,882	27.4	37,042	26.6
2 Persons	11,453	31.7	40,482	29.0
3 Persons	6,181	17.1	24,317	17.4
4 Persons	5,090	14.1	21,923	15.7
5 Persons	2,259	6.3	9,311	6.7
6+ Persons	1,260	3.5	6,286	4.5
<b>TOTALS</b>	36,125	100.0	139,361	100.00
<b>Average Household Size</b>	2.54		2.64	

Source: 2020 U.S. Census (Table H12)

## Per Capita and Household Income

Table 6 displays the per capita income, median household income, and population poverty status of Hamilton, Mercer County and the State of New Jersey. This data is derived from the 2023 American Community Survey Five-Year Estimates and represents estimated average conditions over the five-year period ending in 2023.

As shown in Table 6, Hamilton had a lower per capita income at \$46,143 than in Mercer County and New Jersey, where the per capita incomes were \$52,101 and \$53,118, respectively. On the other hand, Hamilton's median household income of \$97,481 was slightly higher than Mercer County's median household income of \$96,333, but lower than the State of New Jersey's median household income of \$101,050. However, despite the fact that Hamilton had a lower per capita income than in Mercer County and New Jersey, and that it had a lower median household income than in New Jersey, the percentage of population living below poverty status was significantly lower in Hamilton at 6.8 percent than in Mercer County and New Jersey, where 11.1 and 9.8 percent of the population lived below poverty status, respectively.

**Table 6**

PER CAPITA AND HOUSEHOLD INCOME; POVERTY STATUS 2023  
Township of Hamilton, Mercer County & New Jersey

	<u>Per Capita Income</u>	<u>Median Household Income</u>	<u>Percentage of Population Below Poverty Status</u>
<b>Township of Hamilton</b>	\$46,143	\$97,481	6.8
<b>Mercer County</b>	\$52,101	\$96,333	11.1
<b>New Jersey</b>	\$53,118	\$101,050	9.8

*Source:* 2023 American Community Survey 5-Year Estimates (Tables BP19301, S1901 and S1701)

## Family Income Distribution

Table 7 details family income for the Township and County as represented by 2023 American Community Survey Five-Year Estimates. Nearly three-quarters (72.4 percent) of Hamilton's families earned \$75,000 or more. By comparison, approximately 71.3 percent of Mercer County's families earned \$75,000 or more.

**Table 7**  
FAMILY INCOME DISTRIBUTION, 2023  
Township of Hamilton & Mercer County

<u>Income Levels</u>	<b>Township of Hamilton</b>		<b>Mercer County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$10,000	440	1.8	2,754	3.0
\$10,000 - \$14,999	202	0.8	1,703	1.8
\$15,000 - \$24,999	565	2.3	2,326	2.5
\$25,000 - \$34,999	652	2.7	3,043	3.3
\$35,000 - \$49,999	1,694	6.9	6,944	7.5
\$50,000 - \$74,999	3,239	13.2	9,890	10.6
\$75,000 - \$99,999	3,440	14.0	11,158	12.0
\$100,000 - \$149,999	6,555	26.6	17,472	18.8
\$150,000 - \$199,999	3,679	15.0	12,266	13.2
\$200,000 or more	4,137	16.8	25,410	27.3
<b>TOTALS</b>	24,603	100.0	92,966	100.0

*Source:* 2023 American Community Survey 5-Year Estimates (Table DP03)



## Housing Affordability

Table 8 identifies the maximum income limits for low, very low- and moderate-income households in Housing Region 4. All of Mercer, Ocean and Monmouth counties are in Housing Region 4.

Hamilton is in Housing Region 4. As of 2025, the median household income for a three-person household in Housing Region 4 was \$121,200. A three-person moderate income household, defined as a household with an income in excess of 50 percent but less than 80 percent of the median income, would have an income that does not exceed \$96,960. A four-person low-income household, defined as a household with income equal to or less than 50 percent but more than 30 percent of the median income, would have an income that does not exceed \$67,300. A two-person very low-income household, defined as a household with an income equal to 30 percent or less of the median income, would have an income that does not exceed \$32,310. Finally, the 1.5 person, three-person and 4.5-person columns are used for calculating the pricing for one-, two- and three-bedroom affordable units.

**Table 8**  
2025 REGIONAL INCOME LIMITS  
HOUSING REGION 4

<u>Household Size</u>	<u>Median Income</u>	<u>Moderate Income</u>	<u>Low Income</u>	<u>Very Low Income</u>
1 Person	\$94,300	\$75,440	\$47,150	\$28,290
1.5 Person	\$101,000	\$80,800	\$50,500	\$30,300
2 Person	\$107,700	\$86,160	\$53,850	\$32,310
2.5 Person	\$114,450	\$91,560	\$57,225	\$34,335
3 Person	\$121,200	\$96,960	\$60,600	\$36,360
4 Person	\$134,600	\$107,680	\$67,300	\$40,380
4.5 Person	\$140,000	\$112,000	\$70,000	\$42,000
5 Person	\$145,400	\$116,320	\$72,700	\$43,620
6 Person	\$156,200	\$124,960	\$78,100	\$46,860
7 Person	\$167,000	\$133,600	\$83,500	\$50,100
8 Person	\$177,700	\$142,160	\$88,850	\$53,310

*Source:* 2025 Affordable Housing Regional Income Limits by Household Size, Prepared by Affordable Housing Professionals of New Jersey (AHPNJ) – May 16, 2025

## Housing Unit Data

In 2020, there were 37,716 housing units in Hamilton, of which 36,125 were occupied. By comparison, the County had 150,442 housing units, of which 139,361 were occupied.

As shown in Table 9, owner-occupied housing stock comprised a greater percentage of the Township's housing stock than in the County's housing stock. In 2010, approximately 69.9 percent of the Township's housing stock, versus 59.5 percent of the County's housing stock, was owner-occupied.

**Table 9**

HOUSING UNIT DATA, 2020  
Township of Hamilton, Mercer County

	Township of Hamilton		Mercer County	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<b>Unit Type</b>				
Occupied	36,125	95.8	139,361	92.6
Vacant, Seasonal & Migratory	1,591	4.2	11,081	7.4
Total	37,716	100.0	150,442	100.0
<b>Owner vs Renter Occupied Units</b>				
Owner Occupied	25,238	69.9	82,899	59.5
Renter Occupied	10,887	30.1	56,472	40.5
Total Occupied Units	36,125	100.0	139,361	100.0

Source: 2020 U.S. Census (Table DP1)

## Year Householder Moved into Unit

Table 10 provides the year the current householders moved into the Hamilton and Mercer County homes. As shown, 71.1 percent of the Township's households moved into their current residences after 2000, compared to 76.7 percent countywide. Approximately 28.9 percent of the Township's households and 23.3 percent of the County's households moved into their residences before 2000.

**Table 10**  
YEAR HOUSEHOLDER  
MOVED INTO UNIT, 2023  
Township of Hamilton & Mercer County

<u>Year Householder Moved into Unit</u>	<b>Township of Hamilton</b>		<b>Mercer County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
2021 or later	2,736	7.6	12,867	9.1
2010 - 2020	15,156	42.3	69,041	48.8
2000 - 2009	7,603	21.2	26,607	18.8
1990 - 1999	4,715	13.2	15,501	11.0
1989 or earlier	5,643	15.7	17,448	12.3
<b>Total</b>	<b>35,853</b>	<b>100.0</b>	<b>141,464</b>	<b>100.0</b>

*Source:* 2023 American Community Survey 5-Year Estimates (Table DP04)

## Housing Unit Information

Table 11 includes a variety of information from the American Community Survey on the Township of Hamilton and Mercer County housing stocks, including when the housing unit was built, the number of units per structure, and the number of rooms and bedrooms per unit.

As shown, approximately 64.3 percent of the Township's housing stock consists of single-family detached structures. In contrast, single-family detached homes comprise approximately 47.5 percent of the County's housing stock.

As shown in Table 11, the Township's housing stock contains more rooms than the County's housing stock. In 2023, almost 59.2 percent of Hamilton's housing units contained six (6) or more rooms, while approximately 54.2 percent of the County's housing stock recorded the same number of rooms. On the other hand, about 25.0 percent of the Township's housing units contain four or more bedrooms, compared with approximately 26.1 percent of the County's housing stock.

Finally, approximately 75.8 percent of the Township's housing stock was built before 1980. Similarly, about 65.6 percent of the County's housing stock was built before 1980.

**Table 11**  
HOUSING UNIT INFORMATION, 2023  
Township of Hamilton & Mercer County

	<b>Township of Hamilton</b>		<b>Mercer County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<b>Total Units</b>	<b>37,027</b>		<b>150,600</b>	
<u>Units in Structure</u>				
One (Single Family Detached)	23,795	64.3	71,470	47.5
One (Single Family Attached)	3,771	10.2	30,988	20.6
Two+ Units	9,221	24.9	47,421	31.5
Mobile Home, Trailer Other	240	0.6	721	0.5
<u>Number of Rooms</u>				
1 Room	564	1.52	3,748	2.5
2 or 3 Rooms	3,290	8.9	17,338	11.5
4 or 5 Rooms	11,239	30.4	47,815	31.7
6 or 7 Rooms	13,246	35.8	42,942	28.5
8+ Rooms	8,691	23.5	38,757	25.7
<u>Number of Bedrooms</u>				
No Bedroom	658	1.8	4,164	2.8
1 Bedroom	4,631	12.5	20,403	13.5
2 or 3 Bedrooms	22,471	60.7	86,758	57.6
4+ Bedrooms	9,267	25.0	39,275	26.1
<u>Year Structure Built</u>				
2020 - later	167	0.5	691	0.5
2010 - 2019	1,017	2.7	7,270	4.8
2000 - 2009	2,100	5.7	12,769	8.5
1990 - 1999	1,834	5.0	12,515	8.3
1980 - 1989	3,861	10.4	18,569	12.3
1960 - 1979	11,422	30.8	37,490	24.9
1940 - 1959	11,359	30.7	32,722	21.7
1939 or earlier	5,267	14.2	28,580	19.0

Source: 2023 American Community Survey 5-Year Estimates (Table DP04)

## Housing Conditions

Housing conditions in Hamilton are good. As shown in Table 12, only 0.25 percent of the Township's housing units lack complete plumbing facilities, compared to 0.29 percent of the County's housing units; only 0.53 percent of the Township's housing units lack kitchen facilities, compared to 0.74 percent of the County's housing units; and only 0.82 percent of the Township's housing units lack telephone service, compared to 1.28 percent of the County's housing units.

In addition to the above, only about 1.56 percent of the Township's housing stock has more than one person per room, compared to about 3.01 percent of the County's housing stock. Having more than one person per room is an indicator of overcrowding.

**Table 12**  
INDICATORS OF HOUSING CONDITIONS, 2023  
Township of Hamilton & Mercer County

	<b>Township of Hamilton</b>		<b>Mercer County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<u>Total Occupied Units</u>	35,853		141,464	
Units Lacking Complete Plumbing	88	0.25	415	0.29
Units Lacking Kitchen Facilities	191	0.53	1,041	0.74
No telephone service	294	0.82	1,807	1.28
 <u>Persons per Room, Occupied Units</u>				
1.00 or less	35,292	98.44	137,202	96.99
1.01 to 1.50	416	1.16	3,051	2.16
1.51 or more	145	0.40	1,211	0.86
Total Occupied Units	35,853	100.00	141,464	100.00

*Source:* 2023 American Community Survey 5-Year Estimates (Table DP04)

## Housing Values

Table 13 shows 2023 housing values for the Township of Hamilton and Mercer County. As indicated, approximately 49.9 percent of the Township's owner-occupied housing units are valued at over \$300,000. This is less than in the County, where about 58.9 percent of the owner-occupied housing units are valued at over \$300,000. This higher percentage of units is reflected in the fact that the median value of owner-occupied units in Mercer County is greater than in the Township. Indeed, the median value of owner-occupied units is \$351,000 in Mercer County, but \$299,600 in Hamilton Township.

**Table 13**

OWNER-OCCUPIED HOUSING VALUES, 2023  
Township of Hamilton & Mercer County

<u>Housing Value</u>	<b>Township of Hamilton</b>		<b>Mercer County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$50,000	395	1.5	2,100	2.4
\$50,000 - \$99,999	599	2.3	4,184	4.8
\$100,000 - \$149,999	967	3.8	4,813	5.5
\$150,000 - \$199,999	1,982	7.7	6,107	7.0
\$200,000 - \$299,999	8,966	34.8	18,766	21.4
\$300,000 - \$499,999	10,515	40.9	25,913	29.6
\$500,000 - \$999,999	2,176	8.5	20,329	23.2
\$1,000,000 or more	130	0.5	5,342	6.1
<b>TOTAL</b>	25,730	100.0	87,554	100.0
 Median Value	 \$299,600		 \$351,000	

*Source:* 2023 American Community Survey 5-Year Estimates (Table DP04)

## Contract Rents

Table 14 details the gross rents for renter-occupied units in Hamilton and Mercer County. As shown, the median monthly rent in Hamilton was \$1,551, which was slightly higher than the median rent of \$1,515 in Mercer County. In Hamilton, 53.5 percent of all cash rents were more than \$1,500, whereas in Mercer County 50.8 percent of all cash rents were more than \$1,500.

**Table 14**

GROSS RENTS, 2023  
OCCUPIED UNITS PAYING RENT  
Township of Hamilton & Mercer County

<u>Contract Rents</u>	<b>Township of Hamilton</b>		<b>Mercer County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$500	156	1.6	4,571	8.7
\$500 - \$999	969	9.8	5,399	10.3
\$1,000 - \$1,499	3,459	35.1	15,880	30.2
\$1,500 - \$1,999	3,398	34.5	14,419	27.4
\$2,000 - \$2,499	1,305	13.2	6,130	11.7
\$2,500 - \$2,999	308	3.1	2,743	5.2
\$3,000 or more	261	2.6	3,449	6.6
<b>TOTALS</b>	9,856	100.00	52,591	100.00
Median Rent	\$ 1,551		\$ 1,515	

*Source:* 2023 American Community Survey 5-Year Estimates (Table DP04)



## Employment Data

Data from the New Jersey Department of Labor indicates that there was an average total of 30,615 private sector jobs located in Hamilton during 2023. This represents jobs located in Hamilton, not the occupational characteristics of Hamilton’s residents.

Table 15 details the occupational characteristics of Hamilton residents as indicated by 2023 American Community Survey Five-Year Estimates. As indicated, the largest occupational group among Hamilton residents aged 16 years and over engaged in the civilian labor force is “Management, Business Science & Arts” with about 41.7 percent. This was also the largest occupational group in Mercer County with about 49.0 percent of County residents aged 16 years and over engaged in the civilian labor force. The second largest occupational group was “Sales & Office Occupations,” which accounted for 21.9 percent and 17.6 percent of the Township and County residents aged 16 years and over engaged in the civilian labor force, respectively. The third largest occupational group was “Service Occupations,” which accounted for 16.9 percent of the Township residents and 15.7 percent of the County residents aged 16 years and over engaged in the civilian labor force. In total, these three occupational groups accounted for 80.6 percent of the Township residents and 82.3 percent of the County residents aged 16 years and over engaged in the civilian labor force.

With regard to the industry of employment, it is noted that the top-three industries of employment among Township residents aged 16 years and over and engaged in the civilian labor force were “Educational Services, Health Care/Social Assist.” with 25.1 percent; “Professional, Scientific, Management” with 11.3 percent; and “Public Administration” with 10.1 percent. Among County residents, the top-three industries of employment were “Educational Services, Health Care/Social Assist.” with 26.7 percent; “Professional, Scientific, Management” with 14.9 percent; and “Retail Trade” with 8.9 percent.

**Table 15**  
OCCUPATIONAL CHARACTERISTICS, 2023  
Township of Hamilton & Mercer County

<u>Occupation Group</u>	<b>Township of Hamilton</b>		<b>Mercer County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Management, Business, Science & Arts	19,506	41.7	91,115	49.0
Service Occupations	7,909	16.9	29,283	15.7
Sales & Office Occupations	10,261	21.9	32,796	17.6
Natural Resources, Construction & Maintenance	3,647	7.8	11,634	6.3
Production, Transportation & Material	5,435	11.6	21,257	11.4
<b>TOTALS</b>	46,758	100.0	186,085	100.0
 <u>Industry</u>				
Agriculture, Forestry, Fishing	128	0.3	639	0.3
Construction	2,970	6.4	9,661	5.2
Manufacturing	2,898	6.2	14,154	7.6
Wholesale Trade	1,610	3.4	5,897	3.2
Retail Trade	4,684	10.0	16,510	8.9
Transportation and Warehousing	3,157	6.8	10,934	5.9
Information	888	1.9	4,073	2.2
Finance, Insurance, Real Estate	2,929	6.3	14,975	8.0
Professional, Scientific, Management	5,305	11.3	27,724	14.9
Educational Services, Health Care/Social Assist.	11,743	25.1	49,721	26.7
Arts, Entertainment, Recreation, Food Services	3,467	7.4	12,567	6.8
Other Services, Except Public Administration	2,245	4.8	7,662	4.1
Public Administration	4,734	10.1	11,568	6.2
<b>TOTALS</b>	46,758	100.0	186,085	100.00

*Source:* 2023 American Community Survey 5-Year Estimates (Tables S2401, S2405)

Table 16 provides data on the sector of employment of 30,615 jobs located within the Township of Hamilton. Of these jobs, 6,522 or 21.3 percent were classified as “Health/Social.” An additional 4,481 jobs or 14.6 percent were classified as “Retail Trade,” and an additional 3,615 jobs or 11.8 percent were classified as “Professional/Technical.” Finally, a total of 2,847 jobs or 9.3 percent were classified as “Accommodations/Food.” These four employment sectors account for 57 percent of all jobs located within the Township of Hamilton.

**Table 16**  
 PRIVATE EMPLOYMENT BY SECTOR, 2023  
 Township of Hamilton

<u>Employee Sector</u>	<b>Township of Hamilton</b>	
	<u>Number</u>	<u>Percent</u>
Agriculture	49	0.2
Mining	Unreported	Unreported
Utilities	Unreported	Unreported
Construction	1,987	6.5
Manufacturing	2,409	7.9
Wholesale Trade	735	2.4
Retail Trade	4,481	14.6
Transp./Warehousing	2,316	7.6
Information	223	0.7
Finance/Insurance	1,382	4.5
Real Estate	466	1.5
Professional/Technical	3,615	11.8
Management	253	0.8
Admin/Waste Remediation	1,086	3.5
Education	271	0.9
Health/Social	6,522	21.3
Arts/Entertainment	374	1.2
Accommodations/Food	2,847	9.3
Other Services	1,486	4.9
Unclassified	87	0.3
<b>TOTAL</b>	<b>30,615</b>	<b>100.0</b>

*Source:* New Jersey Department of Labor and Workforce Development

## Residential Construction

Table 17 contains data on dwelling units authorized by building permit and demolished with a demolition permit from 2012 through 2023. This data has been obtained from the New Jersey Department of Community Affairs.

In the reported period, a total of 1,016 new units were created and 594 units were demolished, resulting in a net increase of 422 units. The average annual net change in the reported period was slightly less than 35.2 units.

**Table 17**  
NEW DWELLING UNITS AUTHORIZED BY  
BUILDING PERMIT & HOUSING UNITS DEMOLISHED  
2012 - 2023  
Township of Hamilton

<u>Year</u>	<u>New Units</u>	<u>Demolitions</u>	<u>Net Change</u>
2012	44	17	27
2013	101	40	61
2014	141	33	108
2015	26	75	-49
2016	194	98	96
2017	81	115	-34
2018	21	24	-3
2019	36	32	4
2020	60	30	30
2021	171	39	132
2022	60	33	27
2023	81	58	23
<b>TOTALS</b>	<b>1,016</b>	<b>594</b>	<b>422</b>

Source: "Development Trends Viewer." State of New Jersey Department of Community Affairs, September 16, 2024. Accessed February 4, 2025.  
[https://www.nj.gov/dca/codes/reporter/Development\\_Trend\\_Viewer.xlsb](https://www.nj.gov/dca/codes/reporter/Development_Trend_Viewer.xlsb).

## Population and Household Projection

As has been previously mentioned, the Township of Hamilton's population was 92,297 at the time of the 2020 United States Census.

The Delaware Valley Regional Planning Commission has released a population projection of 94,010 for 2035. This represents an increase of 1.9 percent over the Township's 2020 population.

The Delaware Valley Regional Planning Commission has not provided household projections to accompany their population projections. However, a basic projection of the number of households can be derived when the population projection is divided by the proportion of population to households represented by 2020 United States Census information (derived by the following formula:  $2020 \text{ population of } 92,297 \div 2020 \text{ households of } 36,125 = 2.5549$ ). When this is done, a 2035 household projection of 36,795 results. This is 632 households or 1.7 percent more than the 36,125 households represented by 2020 United States Census information.

**Table 18**  
POPULATION AND HOUSEHOLD PROJECTION, 2035  
Township of Hamilton

<u>2020 Census Population</u>	<u>2035 Population Projection</u>
92,297	94,010
<u>2020 Census Households</u>	<u>2035 Household Projection</u>
36,125	36,795

*Sources:*

2020: United States Census  
2035: Calculated by T&M

It is noted that the foregoing 2035 Household Projection of 36,795 is 143 households or approximately 0.4 percent more than would result if the average annual net change of slightly less than 35.2 units that is reflected data of Table 17 were used to prepare the 2035 Household Projection.

The foregoing information has been provided for informational purposes only and in response to N.J.S.A. .52:27D-310.b

## Employment Projection

The Delaware Valley Regional Planning Commission (DVRPC) has released employment projections for the Township of Hamilton, which show an annualized increase of approximately 297.9 over the period from 2020 through 2035. While the number of jobs that is projected by the DVRPC is much higher than can reasonably be supported by the Township's 2023 average total of 34,465 public and private sector jobs (includes: 30,615 private sector jobs; 53 federal government jobs; 636 state government jobs; and 3,162 local government jobs), an adjusted 2035 projection can be obtained if the annualized change projected by the DVRPC is applied to the 2023 average total of 34,465 public and private sector jobs. When this is done, an adjusted 2035 projection of 38,040 jobs results. This is summarized in Table 19.

**Table 19**  
EMPLOYMENT PROJECTION, 2015 - 2050  
Township of Hamilton

<u>2023 Public and Private Employment</u>	<u>2035 Adjusted Employment Projection</u>
34,465	38,040

*Source:*

2023: New Jersey Department of Labor and Workforce Development

2035: Calculated by T&M based on annualized raw change projected by the Delaware Valley Regional Planning Commission from 2020 through 2035.

*Note:* 2023 average of 34,465 public and private sector jobs + (297.9 annual increase projected by Delaware Valley Regional Planning Commission × 12 years) = 38,040 jobs in 2035.

# Fair Share Plan

---

## Affordable Housing Obligation

A municipality's affordable housing obligation is made up of both a present need (rehabilitation obligation) and a prospective need obligation. Obligations are calculated in time periods known as "rounds."

Previous Round obligations have either been determined by the New Jersey Council on Affordable Housing (COAH), or by Court decisions. However, pursuant to FHA 2, for Round 4 and subsequent rounds, the Department of Community Affairs (DCA) was directed to provide a non-binding calculation of regional need and municipal present and prospective need obligations in accordance with the formula contained in the Act.

DCA calculated a Round 4 present need obligation of 186 units and a prospective need obligation of 546 units for the Township of Hamilton. The Township analyzed the data that resulted in the obligation and, as permitted under the FHA 2, calculated a prospective need obligation of 504 units. The Township adopted a binding resolution stipulating its Round 4 affordable housing obligations on January 21, 2025.

The New Jersey Builders Association (NJBA) objected to the Township's asserted prospective need obligation. A settlement was reached between the parties for a prospective need obligation of 520 units, as memorialized in a settlement agreement dated April 8, 2025.

Hamilton Township's affordable housing obligations are as follows:

- Prior Round (Rounds 1 & 2, from 1987-1999) Obligation: 705 units
- Round 3 (from 1999-2025) Prospective Need Obligation: 521 Units
- Round 4 (from 2025-2035) Present Need (Rehabilitation Oblig.): 186 units
- Round 4 (from 2025-2035) Prospective Need Obligation: 520 Units

The Township's affordable housing obligation and the manner in which it has met and intends to meet it, is described in the following subsections.

## Prior Round Obligation

Hamilton fully satisfied its Prior Round Obligation of 705 units with a variety of special needs housing, inclusionary development and 100% affordable developments, as follows:

- Society Hill 1 & 11: 80 units
- Credits Without Controls: 45 units
- Mercer ARC – Cedar Lane\*: 6 units
- Mercer ARC – Route 156\*: 6 units
- RCA with Trenton, First Round: 69 units
- RCA with Trenton, Second Round: 239 units
- Community Options Group Home: 5 units and 5 bonus credits
- Enable Group Home Gallavan Way\*: 4 units and 4 bonus credits
- Enable Group Home Flock Rd.\*: 3 units and 3 bonus credits
- Options Group Home: 4 units and 4 bonus credits
- Mercer ARC, Murray Ave.: 4 units and 4 bonus credits
- Mercer ARC, Compton Way: 3 units and 3 bonus credits
- Mercer ARC, Phaeton Drive: 4 units and 4 bonus credits
- Mercer County Veterans Center: 5 units and 5 bonus credits
- Project Freedom, Kuser Road: 32 units and 32 bonus credits
- VOCA: 3 units and 3 bonus credits
- Visitation Homes: 4 units and 4 bonus credits
- Visitation Homes: 5 units and 5 bonus credits
- Visitation Homes: 6 units and 6 bonus credits
- Allies, Redfern Ave.: 3 units and 3 bonus credits
- Allies, Wilfred Ave.: 3 units and 3 bonus credits
- SERV, Lohli Drive: 5 units and 5 bonus credits
- SERV, Bainbridge Court: 5 units and 5 bonus credits
- SERV, Colonial Ave.: 4 units and 4 bonus credits
- Eden, Blue Devil Lane: 4 units and 4 bonus credits
- Eden, Princeton Ave.: 4 units and 4 bonus credits
- Homefront II: 8 units and 8 bonus credits
- Homefront IV, Moffat Ave.: 4 units and 4 bonus credits
- Homefront IV, Francis Ave.: 4 units and 4 bonus credits
- Homefront Transitional: 4 units and 4 bonus credits

The projects above marked with an asterisk (\*) are known to have an expired deed restriction. The Township continues to work with the owners/developers to extend the deed restrictions through the end of the Round 4 time period.



### Round 3 Prospective Need

The Township of Hamilton's **Round 3 prospective need obligation is 521 units**. The Township fully addressed its obligation with a variety of inclusionary housing, 100% affordable development and special needs housing, as follows:

- Mercer ARC: 4 units
- Project Freedom, Kuser Road: 18 units and 18 bonus credits
- Project Freedom, Sam Alito Drive: 54 units and 54 bonus credits
- Project Freedom, Sam Alito Drive: 24 units and 24 bonus credits
- Homefront IV, Newkirk Ave.: 4 units and 4 bonus credits
- Homefront IV, Francis Ave.: 4 units and 4 bonus credits
- Homefront IX: 8 units and 8 bonus credits
- Homefront X, Greenwood: 4 units and 4 bonus credits
- Homefront XI, Moffat Ave.: 4 units and 4 bonus credits
- Homefront, Moffat Ave.: 4 units and 4 bonus credits
- Homefront XVI, Connecticut Ave.: 16 units and 7 bonus credits
- Capstone Infill: 13 units
- Twin Ponds: 18 units
- Brandywine Woods: 60 units
- Enchantment Villas: 28 units
- The Homestead: 5 units
- Vintage Court: 4 units
- Hamilton Senior Living: 11 units
- Red Oak Apartments: 59 units
- Extension of Controls: 48 units

### Round 4 Present Need

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households. The present need has previously been called “rehabilitation share.” **Hamilton's Round 4 present need obligation is 186 units.**

The Township has established a successful rehabilitation program. During the Round 3 time period, almost 90 units were rehabilitated, as shown in the Rehabilitation Log contained in Appendix A.

Hamilton proposes to address its Round 4 present need obligation via: the Hamilton Township Housing Authority Housing Rehabilitation Program and the Hamilton Housing Rehabilitation Program (administered by Isles). The Township's rehabilitation program will be expanded to be available to renter-occupied as well as owner-occupied properties.

The Township's Administrative Agent or municipal staff members will administer the Housing Authority Housing Rehabilitation Program with a maximum forgivable loan up to \$15,000. Isles, hired as a consultant, will administer the Hamilton Housing Rehabilitation Program with a maximum forgivable loan up to \$30,000. All rehabilitated units will comply with the definition of a substandard unit in N.J.A.C. 5:93-5.2(b), which states, "a unit with health and safety code violations that require the repair or replacement of a major system." Major systems include weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems. All rehabilitated units shall meet the applicable construction code. Additionally, all rehabilitated units shall be occupied by low- or moderate-income households and subject to 10-year affordability controls, which shall be placed on the property in the form of a lien or deed restriction. It is anticipated that the average hard cost will be at least \$10,000.

### Round 4 Prospective Need

**Hamilton's Round 4 prospective need obligation is 520 units.** The Township will fully meet its obligation.

It is noted that several of Hamilton's proposed affordable housing mechanisms will be eligible for bonus credits, pursuant to the following requirements from FHA 2.

#### Bonus Credits

Pursuant to C.52:27D-311(k), the Act allows for 25% of a municipality's obligation to be addressed via bonus credits. Bonus credits are available in either one unit or one-half unit credits, as follows:

1. One (1) unit of bonus credit: each unit of housing for special needs or permanent supportive housing;
2. One (1) unit of bonus credit: each unit of housing in a 100% affordable housing project where the municipality contributes toward the cost of the project, subject to certain requirements;
3. One (1) unit of bonus credit: each market rate unit that is converted to an affordable housing unit;
4. One-half (0.5) unit of bonus credit: affordable housing created in partnership with a non-profit housing developer;
5. One-half (0.5) unit of bonus credit: affordable housing within a one-half mile radius of a NJ Transit or Port Authority rail, bus or ferry station;
6. One-half (0.5) unit of bonus credit: age restricted affordable housing, to a maximum of 10% of the number of age-restricted units;
7. One-half (0.5) unit of bonus credit: for each affordable three-bedroom unit that is above the minim number of three-bedroom units required;

8. One-half (0.5) unit of bonus credit: affordable housing constructed on land that is or was previously developed and utilized for retail, office or commercial space;
9. One-half (0.5) bonus credit: extension of affordability controls;
10. One-half (0.5) unit of bonus credit: for each very low income affordable housing unit provided above the required 13%;

Hamilton Township's Round 4 affordable housing sites and mechanisms are listed below. These properties meet the affordable housing rules for being approvable available, developable and suitable. Their locations are shown on a map located in Appendix B.

### Age Restricted Development

#### **St. Raphael – Holy Angels Age-Restricted Development.**

This property is located at Block 2542, Lot 30, otherwise known as 3500 South Broad Street. Lot 30 contains 12.22 acres and is situated in the R-10 Single-family Residential Zone District.

The property is owned by St Raphael - Holy Angels Roman Catholic Church. The site is improved with four (4) structures, including a church and a school. Senior citizen housing subsidized by the federal and/or state government is a permitted conditional use pursuant to Land Development Ordinance Section 550-74C(5).

Therefore, this site provides Round 4 credit for **70 units of age-restricted affordable housing, as well as seven (7) bonus credits.**

#### **The Church of Our Lady of Sorrows (OLS) Age-Restricted Development**

Our Lady of Sorrows (OLS) is located at Block 1666, Lot 80, otherwise known as 3710 East State Street.

Lot 80 was determined to be a non-condemnation Area in Need of Redevelopment by the Township Council via Resolution No. 25-220. The site contains 11.834 acres and is presently situated in the R-10 Single-family Residential Zone District. The property is owned by Our Lady of Sorrows LLC and is improved with a convent building, school, church, and detached garage. The Township is considering adoption of a redevelopment plan that would permit an age-restricted development consisting of fifty (50) affordable residential units. The redevelopment plan references the affordable units as "apartments;" therefore, it is anticipated that these would be rental units. A draft of the redevelopment plan is included in Appendix C. The Township Council is expected to consider adoption of the plan at a public hearing in July 2025.

Therefore, this site provides Round 4 credits for **fifty (50) units of age-restricted housing, as well as five (5) bonus credits.**

### Family Units

#### **Hamilton Gardens/Red Oaks Apartments**

Red Oak Apartments, also known as Hamilton Gardens, is a housing development consisting of 139 units. The 7.08-acre property is located at 2300 South Broad Street (Block 2378, Lot 7) and was completed in 1941. While the project pre-dates the Fair Housing Act, COAH and UHAC, it was developed such that the units were affordable to low- and moderate-income households.

The project received an allocation 4% LIHTCs in 2001, which financed the renovation of the buildings. As part of this funding, 30-year affordability controls were placed on 139 units to deed restrict them as moderate income affordable family rental units. Pursuant to the 2009 amendment to the Fair Housing Act (C. 45:22A-46.16), projects financed in whole or in part through the allocation of federal LIHTCs shall be eligible for affordable housing credits from COAH. The Township will pursue deed restriction extensions at the allowable time.

Fifty-nine (59) of the 139 units contributed toward the Township's third round obligation. The remaining 80 units will provide credit towards the current fourth round obligation. This project provides Round 4 credit for **eighty (80) affordable family rental units.**

#### **Redevelopment of the Train Station and Surrounding Properties.**

The Redevelopment Plan adopted in December 2003 includes Block 1505, Lots 10 and 12 (former American Standard Property) and Block 1518, Lots 5, 6, 6.01, 7, 8, and 9 (Train Station). The Township is currently preparing an amended redevelopment plan to provide for sixty-eight affordable units.

Therefore, this proposal provides Round 4 affordable housing credits for **sixty-eight (68) units of family rental housing, as well as thirty-four (34) bonus credits** due to the proximity of the train station.

#### **Village at Hamilton Green (Klockner Road)**

The Village development is located at Block 1922, Lots 26, 27, and 34, otherwise known as 1531-1651 Klockner Road. Applications No. 21-09-036 and 21-09-036A received site plan approval from the Planning Board for a 388-unit multi-family

development, of which seventy-eight (78) units are affordable. The bedroom distribution includes 15 one-bedroom units, 46 two-bedroom units, and 17 three-bedroom units, all of which will be deed restricted for 30 years. The project is currently under construction. The Planning Board resolutions approving the development are included in Appendix D.

Sixty (60) of the seventy-eight (78) affordable units provided credit toward the Township's Round 3 obligation. The remaining **eighteen (18) units will provide affordable rental credit** towards the Township's Round 4 obligation.

#### **Bromley/East State Street:**

The Township has acquired Block 1637, Lots 5-18 and 69 on East State Street for the provision of affordable housing. The Township has developed a concept plan for four (4) duplex structures on the subject property, totaling eight (8) affordable family rental units. The Township will partner with an affordable housing developer for these affordable units. A concept plan is provided in Appendix E.

Therefore, this proposal provides Round 4 credits for **eight (8) units of family rental housing, as well as eight (8) bonus credits** because the Township is donating the property.

#### **Borden Avenue**

Block 2328, Lots 11-21 are Township-owned properties located within the R-7/Single-Family Residential Zone District. The Township has developed a concept plan to create three (3) conforming lots, each containing one (1) affordable single-family detached dwelling. The Township will partner with an affordable housing developer for development of these affordable units. A concept plan is provided in Appendix F.

Therefore, this proposal provides credits for Round 4 credits for **three (3) units of family housing, as well as three (3) bonus credits** because the Township is donating the property.

#### **Gropp Townhomes**

The Gropp Townhome development is located at Block 2527, Lot 17, otherwise known as 3332 South Broad Street. Applications No. 21-06-023 and 21-06-023A received site plan and use variance approval from the Zoning Board for a twenty-two (22)-unit townhome development throughout six (6) buildings. The four (4) affordable units will be deed restricted for sale units. Of the four (4) affordable units,

two (2) will be moderate-income, one (1) will be low-income, and one (1) will be a very-low-income unit. The Zoning Board resolutions approving the development are included in Appendix G.

Therefore, this proposal provides Round 4 credits for **four (4) units of family housing, as well as two (2) bonus credits** because the property was previously utilized for nonresidential use.

### **Homefront/Amaris**

Located at Block 2542, Lot 32, or 3500 South Broad Street, the site contains 58,370 square feet or 1.34 acres and is situated in the R-10 Single-family Residential Zone District. The property is owned by the adjacent Saint Raphael - Holy Angels Roman Catholic Church and is currently unimproved. The Township has a concept site plan for a four (4) lot subdivision, where each lot would contain a two-story duplex structure. The concept site plan anticipates a total of eight (8) units, all of which would be affordable. The concept plan and draft ordinance are included in Appendix H.

Therefore, this proposal provides Round 4 affordable housing credits for **eight (8) units of family housing, as well as eight (8) bonus credits because the Township is contributing toward the cost of the development.**

### **Homefront/Zachary Arms:**

Located on Church Street at Block 2663, Lot 16, the site contains approximately 1 acre and is situated in the R-10 Single-family Residential Zone District. The Township has a concept site plan that anticipates six (6) duplex structures, for a total of twelve (12) units, all of which would be affordable. The concept plan and draft ordinance are included in Appendix I.

Therefore, this proposal provides Round 4 credits for twelve **(12) units of family housing, as well as twelve (12) bonus credits because the Township is contributing toward the cost of the development.**

### **Vernon Route 130**

Located at 1080 Route 130 or Block 2596, Lots 10 and 26, the site contains 947,866 square feet or 21.76 acres and is situated in the RD Research Development Zone District. The property is owned by 1080 Route 130, LLC and is currently unimproved with areas of wetlands. On February 9, 2021, the Hamilton Zoning Board of Adjustment approved Application No. 20-10-040. The property owner received

bifurcated use variance approval for 150 multi-family apartment units located throughout eight (8) buildings. A requirement of the application was for twenty (20) percent or thirty (30) of the proposed units to be affordable units. The Zoning Board resolution approving this development is included in Appendix J.

Therefore, this site provides **thirty (30) units of affordable housing credit** toward Round 4.

### **ARC Mercer – 6 Kim Valley Road**

Located at 6 Kim Valley Road or Block 2614, Lot 128, the site contains approximately 13,373 square feet or 0.31 acres and is situated in the R-7 Single-family Residential Zone District. On April 16, 2024, the Township Council adopted Resolution No. 24-186 to authorize the commitment of affordable housing trust monies to ARC Mercer to purchase the three-bedroom single-family dwelling and convert it into a four-bedroom dwelling to provide housing for developmentally disabled adults. The property will also be deed restricted for 30 years. The Township Council resolution is included in Appendix K.

This ARC Mercer property provides Round 4 credits for **four (4) units of supportive housing, as well as four (4) bonus credits** due to the site providing special needs housing.

### **ARC Mercer – 61 Pope Avenue**

Located at 61 Pope Avenue or Block 1915, Lot 1, the site contains approximately 18,748 square feet or 0.43 acres and is situated in the R-10 Single-family Residential Zone District. On April 16, 2024, the Township Council adopted Resolution No. 24-185 to authorize the commitment of affordable housing trust monies to Arc Mercer to purchase the three-bedroom single-family dwelling and convert it into a five-bedroom dwelling to provide housing for developmentally disabled adults. The property has been constructed and is currently occupied. Additionally, the property will be deed restricted for 30 years. A Certificate of Occupancy (CO) has been issued for this property and is included in Appendix L.

This ARC Mercer property provides **Round 4 credits for five (5) units of supportive housing, as well as five (5) bonus credits** due to the site providing special needs housing.



## Special Needs - General

The Township anticipates partnering with special needs providers throughout Round 4. In particular, the Township is planning for an additional 48 units of special needs dwellings or group homes for future credit.

This special needs housing would **provide 48 units of credit and 48 bonus credits.**

The Township's Round 4 Compliance Plan is provided here.

<b>Table 20</b> Round 4 Compliance Mechanisms Township of Hamilton, Mercer County					
<u>Development</u>	<u>Senior</u>	<u>Family</u>	<u>Special Needs</u>	<u>Bonus</u>	<u>Total</u>
St. Raphael Senior	70	0	0	7	77
OLS Redevelopment	50	0	0	5	55
Hamilton Gdn/Red Oaks	0	80	0	0	80
Trains Station Redev.	0	68	0	34	102
Village at Hamilton Green	0	18	0	0	18
Bromley/East State St.	0	8	0	8	16
Borden Ave.	0	3	0	3	6
Gropp Townhouses	0	4	0	2	6
Homefront Amaris	0	8	0	8	16
Homefront/Zachary Arms	0	12	0	12	24
Vernon Rt. 30	0	30	0	0	30
ARC – 6 Kim Valley	0	0	4	4	8
ARC – 61 Pope Ave.	0	0	5	5	10
Special Needs General	0	0	48	42	90
<b>TOTALS</b>	120	231	57	130	538

## Consideration of Lands Appropriate for Affordable Housing

The Township has provided a variety of affordable housing options within the current plan, including special needs and age-restricted housing units, as well as inclusionary development and 100% affordable development.

All property owners that came forward to express a commitment to provide affordable housing in Round 4 are represented in the current plan.



## Consistency with the State Development and Redevelopment Plan

The 2001 New Jersey State Development and Redevelopment Plan (SDRP) contains a series of smart growth goals and policies, and mapping that reflects desired growth patterns within a series of state planning areas.

As demonstrated on the State Plan Policy Map of the SDRP, all Round 4 affordable housing sites are located within Planning Area 1, with the exception of the Vernon Route 130 site, which is located in Planning Area 2.

### Planning Area 1

The SDRP's intention in Planning Area 1, which is also known as the Metropolitan Planning Area, is to:

- Provide for much of the State's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Additionally, it is noted that the 2001 SDRP outlines several policy objectives for the Metropolitan Planning Area, including:

- Land Use: Promote redevelopment and development in cores and neighborhoods of centers and in nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
- Housing: Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.

Execution of this Housing Element and Fair Share Plan and, therewith, promotion of affordable housing development in the Metropolitan Planning Area would be consistent with the intent and aforementioned policy objectives of said planning area.

### Planning Area 2

The SDRP's intention in Planning Area 2, which is also known as the Suburban Planning Area, is to:

- Provide for much of the State's future redevelopment;

- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and,
- Revitalize cities and towns.

Additionally, it is noted that the 2001 SDRP outlines several policy objectives for the Suburban Planning Area, including:

- Land Use: Guide development and redevelopment into more compact forms—Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve more balanced communities. Seek to better integrate different land uses, and remove or mitigate physical barriers between them. Encourage densities capable of supporting transit. Preserve the Environs as park land, farmland, or partially developed low-density uses without compromising the Planning Area’s capacity to accommodate future growth.
- Housing: Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area’s projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and regional services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character.

### Finding

Execution of this Housing Element and Fair Share Plan and, therewith, promotion of affordable housing development in the Metropolitan and Suburban planning areas would be consistent with the intent and aforementioned policy objectives of said planning area.

### SDRP Update

It is noted that as of the preparation of this Housing Element and Fair Share Plan, the State of New Jersey was in the process of updating the SDRP. While a draft of an updated SDRP was released for public review and comment in December 2024, its finalization and adoption are not anticipated to occur before late 2025 or early 2026. Thus, the 2001 SDRP remained in effect as of the preparation and adoption of this Housing Element and Fair Share Plan.

Notwithstanding the above, it is noted that the draft SDRP incorporates the same planning areas as the 2001 SDRP and associated mapping indicates that the extent of

current planning areas would remain relatively unchanged throughout the State of New Jersey.

In addition to the above, it is noted that the draft SDRP includes several “State Planning Goals.” One of these goals relates to housing and includes the following core objectives:

- Increase the Construction of Diverse Housing Types and the Amount of Affordable Housing: Promote varied housing options for all income levels, including rentals, starter homes, senior housing, and market-rate units in transit-rich and mixed-income communities.
- Focus on Retaining Residents and Increasing Sustainability: Support inclusionary zoning, green building standards, and Transit-Oriented Development, while reinforcing fair housing practices and preventing the displacement of residents.
- Address Housing Needs of Diverse Demographics: Facilitate multi-generational households, senior housing, and adaptable options to ensure all residents can age in place and access affordable housing.
- Promote Regional Housing Balance: Encourage diverse housing development in areas with strong job markets, educational opportunities, and other amenities which support socio-economic mobility and integrate communities.

Based on its continuation of the same planning areas as outlined in the 2001 SDRP and its promotion of affordable housing, it is concluded that this Housing Element and Fair Share Plan is generally consistent the draft SDRP.

### **Minimums & Maximums**

The FHA2 stipulates certain requirements within C.52:27D-311.k(10)1 which the Hamilton plan meets. The following is noted:

- A maximum of 30% of the affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation, may be addressed with age restricted housing. The Township’s plan conforms with the provisions of 120 age-restricted units, which is less than the maximum permitted of 122 units.
- A minimum of 50% of the actual affordable housing units, exclusive of bonus credits, created to address its prospective need obligation must be satisfied with the creation of housing available to families with children. Within the Township’s Plan, 231 of 408 total units of housing will be available to families, which exceeds to the minimum requirement.
- A minimum of 25% of the actual affordable housing units, exclusive of bonus credits, created to address its prospective need obligation, must be satisfied

with the creation of rental housing. The Township's plan exceeds the 102 units required for rental housing.

### **Multigenerational Housing Continuity**

In 2021, the New Jersey Senate and General Assembly of the State of New Jersey enacted C.52:27D-329.20, which established the Multigenerational Family Housing Continuity Commission.

The commission's responsibilities include preparing and adopting recommendations on how to best advance the goal of "enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas." The commission members and associated staff shall conduct research, obtaining public input, and adopt recommendations on how to most effectively advance the goal of enhancing multigenerational family housing continuity.

We note that the Township's Round 4 Housing Element includes diverse housing options, including senior units and inclusionary development. The Township's Senior Center is located at 409 Cypress Lane and sponsors social, educational and fitness activities. Therefore, the Township's ordinances advance the goals of preserving multifamily generational continuity.

### **Conclusion**

Hamilton has historically provided for its fair share of affordable housing and will continue to do so during Round 4. The Township's plan offers a variety of affordable housing options for all demographics.

All affordable units will conform to necessary rules, legislation and regulations, including but not limited to bedroom distribution and income distribution. At least 13% of all affordable housing units will be available to very low income households. This plan addresses Hamilton's affordable housing obligation within the confines of sound planning, and while respecting its built environment and development characteristics.

## **Hamilton Township Housing Element & Fair Share Plan**

### **Appendices**

- A. Rehabilitation Log
- B. Affordable Housing Sites Map
- C. OLS Redevelopment Plan
- D. Village/Klockner Road Planning Board Resolutions of Approval
- E. Bromley/East State Street Concept Plan
- F. Borden Avenue Concept Plan
- G. Gropp Townhomes Zoning Board Resolutions of Approval
- H. Homefront Amaris Concept Plan and Draft Ordinance
- I. Homefront Zachary Arms Concept Plan and Draft Ordinance
- J. Vernon Route 130 Zoning Board Resolution of Approval
- K. ARC Mercer – 6 Kim Valley Road Township Council Resolution
- L. ARC Mercer – 61 Pope Avenue Certificate of Occupancy
- M. Resolutions Appointing the Municipal Housing Liaison and Administrative Agent
- N. Affordable Housing Ordinance, Development Fee Ordinance and Mandatory Set-Aside Ordinance. The Township's existing ordinance is included. Modifications will be made as needed to conform with any future Round 4 requirements.

## **Appendix A – Rehabilitation Log**

**REHABILITATION****Municipality:** HAMILTON**County:** MERCER**Total administrative costs for rehabilitation this report period:**

\$

**Report Period:****10-21-2024 TO****1. The following units have been rehabilitated through the** HAMILTON TOWNSHIP

2					3					4	5	6	7	8	9	10	11
street address	case number	block	lot	unit number	owner	renter	very low	low	mod	final inspection date (mm/dd/yy)	funds expended on hard costs (\$)	funds recaptured (\$)	major system(s) repaired (use code)	was unit below code and raised to code? (y/n)	effective date of affordability controls (mm/dd/yy)	length of affordability controls (years)	affordability control removed (y/n)
					(√)	(√)	(√)	(√)	(√)								
117 Third Avenue	117-2662	1584	16.02		X			X		09/26/24	\$8,350.00		1	N	8/7/2024	10	8/7/2034
251 Tindall Avenue	251-9327	2055	13		X				X	09/30/24	\$20,375.00		2, 4, 8, 15	Y	8/1/2024	10	8/1/2034
1814 Greenwood Avenue	1814-8453	1747	25		X					12/28/24	\$24,475.00		4, 8	Y	9/6/2024	10	9/6/2034
121 McClellan Avenue	121-9710	2275	5		X					12/09/24	\$19,212.00		3, 4, 8	Y	8/26/2024	10	8/26/2034
1915 Silver Court	1915-2972	2167	126		X					11/12/24	\$17,025.00		2, 4, 8	Y	8/26/2024	10	8/26/2034
116 Darcy Avenue	116-2476	1892	15		X					11/12/24	\$23,041.00		2, 8	Y	8/1/2024	10	8/1/2034
54 Miry Brook Road	054-6900	1856	49		X					12/03/24	\$36,641.63		1, 3	Y	10/22/2024	10	10/22/2034
4259 Nottingham Way	4259-6403	1952	21		X					02/24/25	\$17,800.00		2, 3	Y	9/23/2024	10	9/23/2034
252 Emanuel Street	252-3165	2101	37		X					12/13/24	\$28,350.00		2, 5	Y	9/26/2024	10	9/26/2034
619 Atlantic Avenue	619-7995	1892	8		X					03/13/25	\$29,949.18		1, 2, 4, 8	Y	10/9/2024	10	10/9/2034
7 Francine Drive	007-4249	2552	16		X					04/25/25	\$29,750.00		3, 7, 8	Y	10/29/2024	10	10/29/2034
15 Chester Ave	015-5252	1917	21		X					45741	29045		3, 8	Y	12/9/2024	1/10/1900	12/9/2034
1283 Nottingham Way	R2878	1734	19		X		X			42650	12765		1,8	N	6/8/2016	1/10/1900	6/8/2026
369 Connecticut Ave	R2860	1871	22		X		X			42580	10400		1,2,4,8,11	N	9/19/2017	1/10/1900	9/19/2027
903 Johnson Ave	R2967	1903	1		X			X		05/10/23	\$10,700.00		1,2,8,12	Y	5/15/2023	10	5/15/2033
41 Birin Ave	R2972	1825	10		X		X			05/05/23	\$6,580.00		2	Y	4/13/2023	10	4/13/2033
107 Park Ave	R2970	1736	4		X			X		09/14/23	\$20,437.50		8,12	N	10/6/2023	10	10/6/2033
27 Kentucky Ave	R2966	1906	1		X			X		03/22/23	\$5,437.50		1	N	5/2/2023	10	5/2/2033
808 Atlantic Ave	R2971	1906	1		X		X			10/13/23	\$14,875.00		2,8,14	N	11/17/2023	10	11/17/2033
634 Berg Ave	R2963	2352	28		X		X			10/25/23	\$13,875.00		1,2,5	Y	11/17/2023	10	11/17/2033
3355 Nottingham Way	R2978	1828	15		X		X			01/31/24	\$12,200.00		1,7,8	N	12/26/2023	10	12/26/2033
24 Dunmoor Ct	R2900	2169	78		X			X		03/22/24	\$3,712.50		1	Y	3/12/2024	10	3/12/2034
15 Moffat Ave	R2982	2018	17		X		X			04/05/24	\$13,550.00		1,4	N	1/26/2024	10	1/26/2034
2345 South Broad St	R2973	2391	15		X			X		04/05/24	\$10,725.00		4,8,14	Y	1/8/2024	10	1/8/2034
132 Eaton Ave	R2976	1797	21		X		X			08/26/24	\$7,600.00		2,8	N	9/19/2024	10	9/19/2034
4982 South Broad St	R2996/30011	2690	45		X		X			01/23/25	\$16,015.00		1,7,8	N	1/9/2025	10	1/9/2035
130 Austin Ave	R2910	2029	24		X			X		04/10/19	\$6,018.00		1,10,2	Y	6/6/2019	10	6/6/2029
115 Parkinson Ave	R2917	2260	5		X		X			04/12/19	\$9,160.00		2,12,4,10	Y	6/6/2019	10	6/6/2029
1223 Nottingham Way	R2915	1733	16		X		X			04/23/19	\$7,896.87		1,2,8,3,7	Y	6/6/2019	10	6/6/2029
1285 Nottingham Way	R2927	1734	20		X		X			06/18/19	\$12,400.00		2,9,11,12,10	Y	12/6/2019	10	12/6/2029
574 Flock Rd	R2926	1629	47.03		X			X		07/17/19	\$6,327.00		10	N	7/22/2019	10	7/22/2029
175 Berg Ave	R2930	2263	16		X		X			10/23/19	\$12,080.00		1,3	Y	12/12/2019	10	12/12/2029
179 Parkinson Ave	R2921	2260	17		X			X		11/27/19	\$3,461.25		10,8,3	Y	1/9/2020	10	1/9/2030

11 Riley Ave	R2924	2442	15		X			X		12/05/19	\$12,000.00		2,1,10	Y		12/12/2019	10	12/12/2029
14 Cubberley Ave	R2931	1722	10		X		X			07/08/20	\$5,194.98		10,13	Y		3/9/2020	10	3/9/2030
611 Johnson Ave	R2938	1878	3		X		X			03/18/21	\$7,875.00		9,8	Y		2/16/2023	10	2/16/2033
9 Runyon Circle	R2943	2450	33		X		X			09/28/21	\$5,118.00		8,2	Y		3/8/2022	10	3/8/2032
343 Grand Ave	R2945	2306	15		X		X			09/28/21	\$19,405.00		9,8,12	Y		9/28/2021	10	9/28/2031
25 Carl Sandburg Ave	R2935	1974	17		X			X		09/28/21	\$12,500.00		10,1	Y		10/17/2021	10	10/17/2031
2129 Liberty St	R2956	2041	3		X		X			05/26/22	\$15,745.00		1,4,2,10	Y		5/26/2022	10	5/26/2032
420 Norway Ave	R2956	2041	3		X		X			07/25/22	\$15,350.00		1,8,10	Y		6/2/2022	10	6/2/2032
32 Holmes Ave	R2952	2441	24		X			X		09/22/22	\$7,130.00		1,2	N		11/2/2022	10	11/2/2032
107 Waverly Pl	R2949	1754	23		X					09/30/22	\$5,900.00		8	N		10/28/2022	10	10/28/2032
1517 Cornell Ave	R2961	1764	6		X		X			11/30/22	\$10,356.00		8	Y		2/9/2023	10	2/9/2033
55 Junior Ave	R2959	1649	14		X		X			12/09/22	\$7,850.00		2,4	Y		1/27/2023	10	1/27/2033
110 Donald Dr	R2962	1763	25		X		X			12/16/22	\$9,580.00		3,4	Y		2/16/2023	10	2/16/2033
72 New Cedar Ln	R2902	2247	5		X		X			01/03/18	\$18,233.50		8,1	Y		4/30/2018	10	4/30/2028
252 Leonard Ave	R2862	2121	15		X		X			07/15/15	\$18,185.22		4,3,8,7	Y		4/30/2018	10	4/30/2028
339 Wilson Ave	R2822	7808	22		X					06/01/15	\$17,275.00		1,1,2,4	Y		9/30/2015	10	9/30/2025
95 Baylor Rd	R2846	2412	2		X		X			09/30/15	\$16,900.00		1,8,4	Y		9/24/2015	10	9/24/2025
651 Field Ave	R2895	2380	2		X		X			09/28/17	\$16,700.00		1,2,8	Y		10/27/2017	10	10/27/2027
103 Wegner Ave	R2884	1660	32		X		X			09/23/16	\$15,070.00		1,2,4,8,14	Y		9/19/2017	10	YES-03-02-2022
369 Connecticut Ave	R2860	1871	22		X		X			08/09/17	\$14,711.00		4,3,8	Y		9/19/2017	10	9/19/2027
122 Julia Ave	R2887	2205	43		X		X			08/08/17	\$13,760.00		2,8,14	Y		9/19/2017	10	9/19/2027
2040 S. Clinton Ave	R2853	2224	12		X			X		08/06/14	\$13,600.00		8,1	Y		10/28/2015	10	10/28/2025
19 Tilia Ct	R2840	2168.06	40		X		X			04/24/15	\$12,700.00		1,3	Y		2/11/2015	10	2/11/2025
1285 Nottingham Way	R2927	1734	20		X		X			11/15/19	\$12,400.00		1,4,3	Y		12/12/2019	10	12/12/2029
179 Berg Ave	R2930	2263	16		X		X			10/15/19	\$12,000.00		3,1	Y		12/12/2019	10	12/12/2029
516 Groppe Ave	R2889	2533	35		X			X		06/12/17	\$11,306.25		1,2,4,8,11	Y		9/19/2017	10	YES-07/11-2024
302 Tindall Ave	R2896	2036	1		X		X			08/20/17	\$10,930.00		9,4	Y		10/27/2017	10	10/27/2027
521 Lafayette	R2888	2338	7		X		X			06/06/17	\$10,912.00		1,4	Y		9/19/2017	10	9/19/2027
547 Ridge Ave	R2891	2356	10		X		X			07/17/17	\$10,800.00		2,4	Y		9/17/2017	10	9/17/2027
104 Tindall Ave	R2850	2032	1		X		X			04/01/15	\$10,125.00		1,12	Y		4/30/2015	10	4/30/2025
416 Massachusetts Ave	R2905	1629	20		X		X			07/22/18	\$10,111.00		12,8	Y		8/20/2018	10	8/20/2028
1255 Nottingham Way	R2903	1734	5		X		X			04/16/18	\$9,245.00		8	Y		5/22/2018	10	5/22/2028
217 California Ave	R2900	1598	2		X		X			12/27/17	\$9,150.00		1,2,4,8,11	Y		1/30/2018	10	1/30/2028
46 Ellwood St	R2898	2081	7		X		X			11/28/17	\$9,090.00		2,4,8	Y		2/12/2018	10	YES-05-23-2024
10 Birkshire Rd	R2844	1779.01	38		X		X			11/13/14	\$9,085.00		1,2	Y		9/24/2015	10	9/14/2025
235 Eaton Ave	R2906	1802	7		X		X			10/12/18	\$8,002.38		8,4	Y		12/27/2018	10	12/27/2028
115 Parkinson Ave	R2917	2360	5		X		X			05/10/19	\$7,730.00		12,2,4	Y		6/6/2019	10	6/6/2029
19 Klein Ave	R2899	2021	6		X				X	06/10/18	\$7,006.00		4	Y		8/2/2018	10	YES-01-19-2022
574 Flock Rd	R2926	1629	47.03		X			X		06/13/19	\$6,327.00		10	Y		7/22/2019	10	7/22/2029
130 Austin Ave	R2910	2027	24		X			X		05/09/19	\$5,518.00		1,2	Y		6/6/2019	10	6/6/2029
1019 William St	R2877	2272	4		X		X			02/01/15	\$5,332.00		8,4	Y		6/1/2015	10	6/1/2025
256 Field Ave	R2834	2353	18		X			X		01/01/15	\$5,250.00		2,4,8	Y		2/11/2015	10	YES-10-23-2023
876 S. Olden Ave	R2907	2079	7		X		X			04/20/18	\$5,125.00		7,4	Y		5/14/2018	10	5/14/2028
113 Kuser Rd	R2880	2048	21		X		X			04/08/16	\$5,025.00		1,12	Y		7/21/2016	10	7/21/2026
4285 Nottingham Way	R2912	1952	23		X		X			12/20/18	\$4,725.00		1	Y		2/21/2019	10	2/21/2029
2326 S. Clinton	R2920	2288	8		X		X			10/20/18	\$4,340.00		3	Y		2/7/2019	10	2/7/2029
249 Lynwood Ave	R2918	1744	5		X		X			01/20/19	\$4,336.25		3	Y		2/21/2019	10	2/21/2029
333 Durand Ave	R2875	2180	7		X		X			08/09/16	\$3,981.25		8	Y		10/17/2016	8	10/17/2026
799 Parkinson Ave	R2921	1717	17		X			X		08/12/19	\$3,461.25		2,4,8	Y		10/22/2019	10	10/22/2029
7 Ellishead Terrace	R2871	2709	13		X			X		01/20/19	\$3,310.00		8,3	Y		2/21/2019	10	YES-07-26-2024
6 James Cubberly Ct	R2904	2523	97		X		X			04/30/18	\$2,948.38		8,4	Y		8/2/2018	10	8/2/2028
3 Topaz Ln	R2872	2169	635		X		X			05/20/16	\$2,650.00		1,8	Y		4/14/2016	10	4/14/2026
149 Harcourt Dr	R2879	2450	20		X		X			03/18/16	\$2,415.00		3	Y		4/14/2016	10	4/14/2026
31 Dunmore St	R2852	2169	238		X		X			06/01/15	\$1,770.00		8	Y		9/24/2015	10	9/24/2025
162 E. State St	R2871	2163	9		X		X			12/01/15	\$1,633.00		4	Y		9/19/2017	10	9/19/2027
12 Brafman Dr	R2890	2410	21		X		X			03/19/17	\$600.00		3	Y		9/19/2017	10	9/19/2027
346 Wilson Ave	R2871	1809	13		X		X			03/28/16	\$14,725.00		2,4,8,11,14	Y		4/14/2016	10	4/14/2026

Program Administrator

Date

Code Official

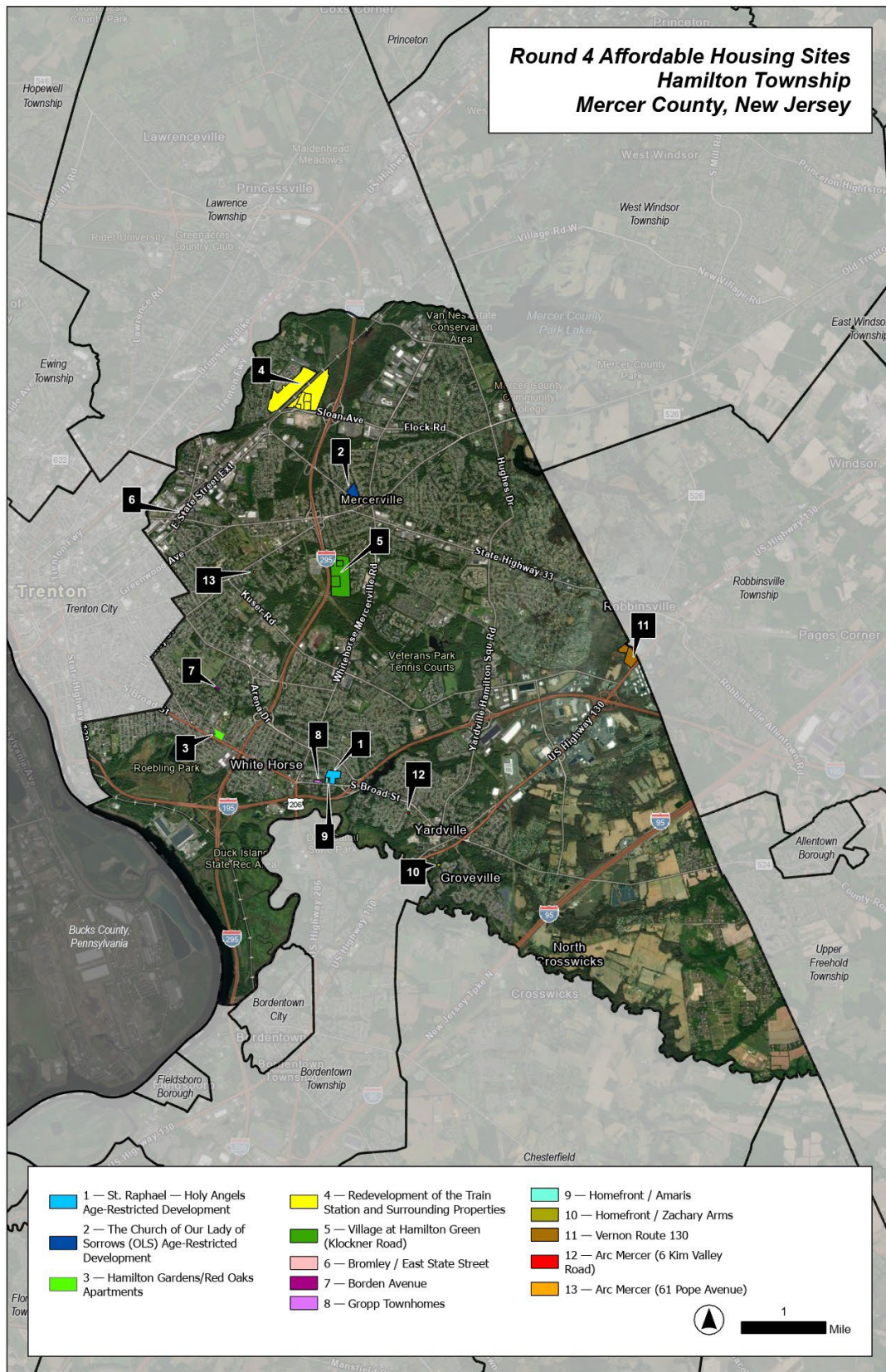
Date

Type of Work Completed Codes

- 1Roof
- 2Plumbing (including wells)
- 3Heating
- 4Electricity
- 5Sanitary Plumbing (including septic system)
- 6Load Bearing Systems
- 7Other (please explain below)
- 8Windows and/or doors
- 9Siding
- 10Handicap Improvements
- 11Paint
- 12Gutters
- 13Insulation
- 14Floors
- 15Lead-Based Paint Removal

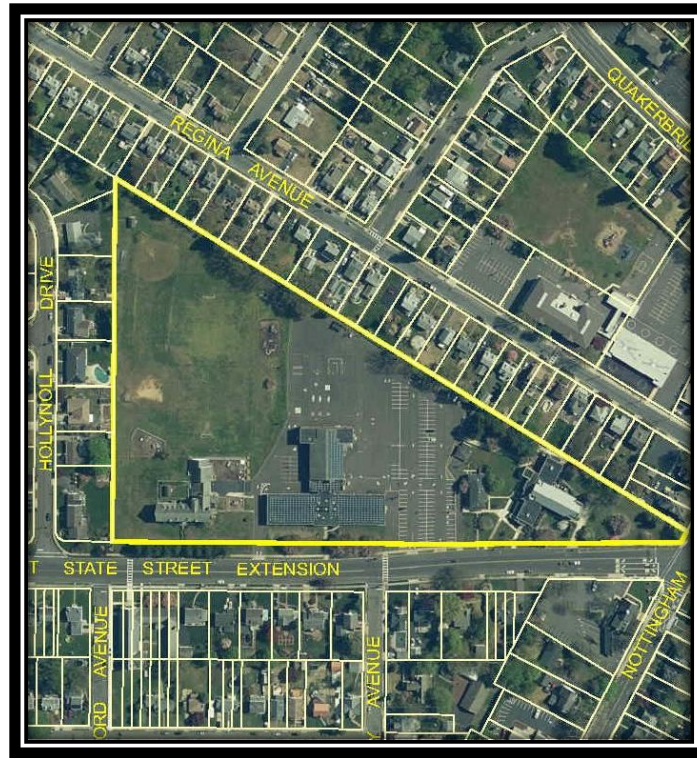


## **Appendix B – Affordable Housing Sites Map**



## **Appendix C - OLS Redevelopment Plan**

# *Hamilton Township*



## ***Our Lady of Sorrows Study Area 3710 E State Street Block 1666, Lot 80 Redevelopment Plan Non-Condemnation***

June, 2025  
New Jersey Local Redevelopment and  
Housing Law – NJSA 40A:12A

Prepared by:  
*Alaimo Group*  
*200 High Street*  
*Mount Holly, New Jersey 08060*  
Our File No. A-1300-0016-000





HAMILTON TOWNSHIP

OUR LADY OF SORROWS SITE REDEVELOPMENT PLAN  
3710 East State Street

Block 1666; Lot 80

*Redevelopment Plan Consistent with the  
New Jersey Local Redevelopment and Housing Law  
N.J.S.A. 40A:12A-1 et seq.  
June, 2025*

The Hamilton Township Governing Body on February 4, 2024 adopted Resolution 25-105 authorizing and directing the Planning Board to prepare the Our Lady of Sorrows Site Redevelopment Plan subsequent to approval of the preliminary investigation, pursuant to the criteria set forth in the Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1 et seq.

The Planning Board, following a public hearing conducted on April 10<sup>th</sup>, 2025, adopted by Resolution April 24<sup>th</sup>, 2025, recommended the Study Area to be a Non-condemnation Area in Need of Redevelopment.

The Governing Body adopted Resolution No. 25-220, dated April 15, 2025, determining that the Study Area be designated as a Non-condemnation Area in Need of Redevelopment.

The Governing Body serves as the Redevelopment Entity.



The image shows a circular professional seal for Richard W. Hunt, a Professional Planner in the State of New Jersey, with license number 6478. To the right of the seal is a handwritten signature in black ink. Below the signature, the text reads: "Richard Hunt, PP, AICP" and "N.J. Professional Planner #6478".

The document original was signed and sealed in accordance with NJAC 13:41-1.3

## **Township of Hamilton**

### **2025 Mayor and Council**

The Honorable Jeffery S Martin, Mayor  
Richard Tighe, Council President  
Pasquale “Pat” Papero , Council Vice President  
Anthony Carabelli, Council Member  
Nancy Phillips, Council Member  
Charles F. Whalen, Council Member

### **2025 Township Planning Board**

Robert Calabro, Planning Board Chair  
Charles Whalen, Council Liaison/Member  
Christopher Locket, Township Official/Member  
Michael Maloney, Mayors Designee/Member  
Joseph Abbot, Member  
Jennifer Coffey, Member  
Haig Kasabach, Member  
Latoya Wilson, Member  
Ed Pattik, Member  
Richard Conti, Alternate 2

### **Administrative and Professional Staff**

Madison Nebbia, Board Secretary, Planning Board  
R. Scott King Esquire, Planning Board Solicitor  
Samantha Brown, PE, Superintendent of Engineering  
Mike Guhanick, PP, AICP, Supervising Planner  
Robert Poppert, PP, AICP, Township Planner  
Richard W. Hunt, PP, AICP, Planning Consultant  
Joseph Augustyn, PP, AICP, Planning Consultant

# TABLE OF CONTENTS

## OUR LADY OF SORROWS REDEVELOPMENT PLAN

- I. Redevelopment Plan
  - 1.1. Redevelopment Plan Process and Overview; Terms and Definitions; Redevelopment Entity
  - 1.2. Redevelopment Plan Consistency with and Advancing the Township Master Plan
  - 1.3. Overview of Our Lady of Sorrows Site and Property Records
  - 1.4. Public Transportation Serving the Redevelopment Area
  - 1.5. Public Utilities: Water, Sewer, Gas, Electric and Communications
  - 1.6. Pedestrian and Bicycle Access; Recreation Improvements Required
  - 1.7. Hamilton Township Stormwater Management Plan Applicability
  - 1.8. Land Use: Design Standards, Bulk Requirements, Performance Criteria, and Development Regulations
  - 1.9. Redevelopment Plan Buffer and Screening Requirements
  - 1.10. Acquisition and Relocation (Non-condemnation)
  - 1.11. Consistency with State, County, Regional and Nearby Municipal Plans
  - 1.12. New Jersey Department of Transportation and Mercer County Requirements
  - 1.13. Redevelopment Program and Process Schedule

## **APPENDICES**

1. Our Lady of Sorrows Site Redevelopment Area:
  - a. Aerial
  - b. Environmental Resources: Wetlands and Floodplain
  - c. Tax Map and Zone Plan
  - d. Concept Plan
2. Township Council Resolution 25-105 authorizing Preliminary Investigation:
3. Planning Board Resolution recommending designation as a Non-Condemnation Area in Need of Redevelopment
4. Township Council Resolution 25-220 designating Block 1666, Lot 80 Site as a Non- Condemnation Area in Need of Redevelopment
5. Planning Board Resolution recommending adoption of Redevelopment Plan
6. Township Council Ordinance adopting Redevelopment Plan



**Hamilton Township  
OLS Redevelopment Plan  
Block 1666; Lot 80  
June, 2025**

**1. REDEVELOPMENT PLAN**

**1.1. Redevelopment Plan Process and Overview; Terms and Definitions;  
Redevelopment Entity**

Hamilton Township intends to implement this Redevelopment Plan for the Our Lady of Sorrows Redevelopment property comprised of Block 1666; Lot 80 (hereinafter, the “Property” and “Our Lady of Sorrows site”). The Property is zoned R-10 Single Family Residential district. This Redevelopment Plan designates redevelopment objectives, uses, and bulk requirements, design standards and performance criteria. Only those uses listed in Section 1.8.1 upon adoption of this Redevelopment Plan shall be permitted.

Hamilton Township continues to advance its redevelopment planning and implementation initiative with this redevelopment effort. Regular and ongoing open discussions among Township Council, Planning Board, and the public help facilitate identification of underutilized land and blighted conditions within the Township. This study area is within N.J. Planning Area 1 (metropolitan), where redevelopment is encouraged as recommended in the New Jersey State Development and Redevelopment Plan.

**The Redevelopment Plan Area includes the following property: Block 1666, Lot 80.** This Redevelopment Plan is prepared in accordance with the requirements of N.J.S.A. 40A:12A-1 et. seq., and specifically is in accordance with non-condemnation rules (40A:12A-6.a.). This Redevelopment Plan is specific to age-restricted and income restricted rental apartments intended to partially satisfy the Township’s Fourth Round Affordable Housing obligation, and to respond to a need for such housing in the community. A subdivision of Lot 80 is required as part of this Redevelopment Plan to create a new lot for the proposed senior affordable housing, and a remainder lot that will contain the existing OLS school and church operations.

This Redevelopment Plan constitutes an overlay to permit redevelopment of the designated area as set forth herein. The R-10 Zone District remains applicable as the underlying zone when no redeveloper has been appointed by the Township Council.

All terms not otherwise defined herein shall have the same meaning as those set forth in the Hamilton Township Land Use Code, the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., or the Local Redevelopment and Housing Law,



N.J.S.A. 40A:12A-1 et seq. All other terms not expressly defined in those statutes are left to their common definitions.

The Mayor and Council shall serve as the Redevelopment Entity.

## **1.2. Redevelopment Plan Consistency with and advancing the Township Master Plan.**

The goals and objectives established in the Hamilton Township 2011 Master Plan guide municipal redevelopment efforts. This Redevelopment Plan advances the fulfillment of an identified municipal need. The design standards within this Plan ensure that new projects follow the intent of the Township Master Plan and seek to fulfill the goals and objectives therein. This redevelopment plan provides a redevelopment option within a heavily developed area of Hamilton Township, consistent with the Township's smart growth objectives.

### **Hamilton Master Plan Goals and Objectives Applicable to Redevelopment:**

- Achieve a proper balance in the distribution and location of various land uses to provide a varied and healthful environment of people who live and work in the township
- Focus the Township's remaining development potential on lands that can support compact development, are well served by transportation and other utility (sewer and water) infrastructure and are in proximity to employment and service centers. Direct new development away from productive agricultural lands, stream corridors, wildlife corridor, and other environmentally sensitive lands.
- Provide realistic opportunities for a variety of housing types and sizes which are affordable to households at a variety of income levels.
- Support the Township retail, office, and industrial districts so that the Township may strengthen its position as a major economic engine in Mercer County.

The Our Lady of Sorrows tract and area infrastructure is in the midst of a dense residential neighborhood, and in its current condition is not being utilized to its full potential. Ensuring the site is contributing to the public health, safety, and overall welfare of the community is of great importance to the Township.

**1.3. Overview of Our Lady of Sorrows Site Redevelopment and Property Records****Property Identified “Our Lady of Sorrows”****Block 1666, Lot 80**

The Hamilton Planning Board, authorized by Mayor and Council is tasked with preparing the Redevelopment Plan for the Our Lady of Sorrows Site. The Planning Board has conclusively determined the property is in need of redevelopment, that consistency requirements in LRHL have been met, and the redevelopment effort is consistent with the Township Master Plan, the Township Zone Plan, and Township Zoning Ordinances.

The Redevelopment Area consists of 11.834 acres of land situated on the Northern side of East State Street, near the intersection of East State Street and Nottingham way. While the frontage of the property is on East State Street, the rest of the property is bounded by a number of residential properties; Block 1666 Lots 1-8, and Lots 51-79. The site currently contains a former convent building (vacant), the Our Lady of Sorrows School (operational), the Church of Our Lady of Sorrows (operational) and a rectory and associated detached garage (operational). There are several access points (both pedestrian and vehicle) along East State Street. The entire front of the property has a sidewalk that runs along East State Street.

According to the data available from the NJDEP as well as FEMA, the site has no flood hazard area. Appendix mapping presents the nearest flood zone as mapped by FEMA.

The property identified as Our Lady of Sorrows is located within the vicinity of Route 33, a short distance from US Route 1, which provides regional access from the site. Additionally, Route 295 is approximately 2,500 feet from the site (as the crow flies), which provides even greater access to the region. Both the Philadelphia and Newark Airports are within a 1–2-hour drive from the site, with even closer proximity to the Trenton-Mercer Airport. The property is within Hamilton’s R-10 Single Family Residential zone. Major utilities including water, sewer, gas, electric, and cable are available at the site.

**REAL PROPERTY TAX RECORDS Lot 80**

<u>Owner:</u>	<b>Church of Our Lady of Sorrows</b>
<u>Land Use:</u>	<b>Urban (Commercial/Services &amp; Athletics Fields)</b>
<u>Zone:</u>	<b>R-10 Single Family Residential</b>
<u>Lot Area:</u>	<b>11.834 Acres (515,489.04 SF)</b>
<u>Flood Zone:</u>	<b>N/A</b>



**1.4. Public Transportation Serving the Redevelopment Area**

- Nearby Route 33 has multiple NJ Transit bus stops within walking distance of the study area
- Study area within 5-minute drive of the Hamilton Train Station

**1.5. Public Utilities: Water, Sewer, Gas, Electric and Communications**

The Redevelopment Area is serviced by:

Water:	Trenton Water Works
Sewer:	Hamilton Township WPCF Natural
Gas and Electric:	PSE&G
Communications:	Verizon, CSC Holdings
Fiber Optic:	Cable

**1.6. Pedestrian and Bicycle Access**

- Sidewalk along whole of the property front on East State Street continues along East State Street and Route 33. Pedestrian access to Route 33 commercial corridor.
- Two signalized crosswalks along the front of the property, as well as a signalized intersection at the south end of the site (East State Street and Route 33)

**1.7. Hamilton Township Stormwater Management Plan Applicability**

As directed by the Township Engineer, the Municipal Stormwater Management Plan (MSWMP) and implementing ordinance as required by N.J.A.C. 7:14A-25 will be utilized to review development applications within the redevelopment area, as may be applicable to retrofit and upgrade this existing development site. The MSWMP addresses flood damage mitigation, stormwater runoff control, soil erosion reduction, maintaining groundwater recharge, control of non-point source pollution, minimization of pollutants in stormwater runoff from new and existing developments, and protection of public safety through proper design and operation of stormwater basins by incorporating specific stormwater design and performance standards, including both preventative and corrective maintenance strategies for new and existing developments. The goals of the MSWMP are incorporated into this redevelopment plan with a particular emphasis on the “*Prevention of increased nonpoint source pollution*” and “*Protection of public safety through proper design and operation of stormwater basins*”.

**1.8. Land Use: Design Standards, Bulk Requirements, Performance Criteria and Development Regulations**

This Redevelopment Plan sets forth design standards, performance criteria, development regulations; and designates permitted uses, and bulk requirements for the designated Redevelopment Area. Bulk requirements and design standards as set forth herein supersede the existing zoning controls of the underlying R-10 Zone on the Property when a redeveloper has been appointed by the Township Council or has entered into a Redevelopment Agreement with Township Council in accordance with N.J.S.A. 40A:12A-8. Where no redeveloper has been appointed and/or no redevelopment agreement has been authorized, the permitted and conditional uses, bulk requirements and design standards provided in the R-10 Zone remain applicable.

To implement the intent of this Redevelopment Plan, a subdivision of Lot 80 is required to create a new lot containing the existing vacant convent building and space for the proposed expansion to accommodate senior affordable housing. The remainder lot will contain the existing OLS school and church operations. The standards below apply to the newly created lot for the proposed senior affordable housing. The Redevelopment Plan may be amended in the future to provide additional standards for the remaining church lot.

**1.8.1 Land Use****a. Permitted Principal Uses:**

- Age-restricted multi-family residential apartments. The maximum number of residential units shall not exceed fifty (50).
- All residential units shall be affordable to very low-, low-, and moderate-income households and shall be restricted to persons 55 years or older.

**b. Permitted Accessory Uses:**

- Off-street Parking and Loading; Bicycle Racks
- Electric Vehicle Recharging Facilities
- Stormwater Management Facilities
- Utility Infrastructure
- Waste and Recycling Facilities
- Signage



- Mailbox Cluster
- Patios
- Community Room
- Ground Maintenance Storage Buildings
- Enclosures for dumpsters or compactors for trash and recyclable materials
- Indoor and Outdoor Recreation Facilities
- Fitness Center
- Fire Pit
- Sidewalks and Pathways
- Other accessory uses and amenities customarily incidental to the principal permitted use as approved by the Planning Board.

### **1.8.2 Site Area and Bulk Requirements**

- |  |   |
|--|---|
| • Minimum Lot Area                     | 1.5 Acres   |
| • Minimum Frontage                     | 200 feet  |
| • Minimum Front Yard Setback           | 40 feet   |
| • Minimum Side Yard Setback            | 5 feet to east (internal) property line<br>25 feet to external property line or redevelopment area boundary |
| • Minimum Rear Yard Setback            | 25 feet   |
| • <sup>1</sup> Maximum Building Height | 45 feet   |
| • Maximum Building Coverage            | 35%   |

---

<sup>1</sup> See 1.8.2.c



***Our Lady of Sorrows Redevelopment Plan******Hamilton Township***

- Maximum Impervious Coverage 65%
- Minimum Parking and Driveway Setback 10 feet  
0 feet to internal property line
- Minimum Buffer to Residential 10 feet
- a. Stormwater management basins, green infrastructure improvements, utilities, mailbox clusters, fencing and walls are permitted within the buffer area and setback areas for the site as developed under this Redevelopment Plan.
- b. Fences or walls constructed shall be a maximum of eight feet (8') where necessary for screening and reducing noise perception beyond the lot, or as may be required by the Planning Board.

The standards above anticipate that a subdivision will be required. Overall, the standards are intended to apply to the redevelopment area overall. The "internal" lot line standards are provided to acknowledge the subdivision that will take place and to ensure that the lots within the designated redevelopment area are redeveloped in harmony and with consideration for existing improvements that may remain.

- c. Rooftop mechanical equipment may exceed the maximum permitted building height by five feet (5'). If visible to the public from street level, roof mounted equipment shall be screened by appropriate architectural features.

### **1.8.3 Design Standards, Parking, Lighting, Demolition, and Road Widening/Easements**

- a. Any provision of the Township Code inconsistent with the intent of this redevelopment plan shall not be applicable. All design and performance standards set forth in the Township Code that are not addressed remain applicable.
- b. Parking Requirements. The following parking standards for the Property have been formulated to maximize available parking given site limitations and shall supersede the parking standards and requirements set forth in the Township Code.
  - i. Dimensions of parking spaces
    - 1. Parking spaces on the property shall be a minimum of nine feet (9') x eighteen feet (18'), except for those designated as accessible parking spaces.



***Our Lady of Sorrows Redevelopment Plan******Hamilton Township***

- 
2. Accessible parking spaces in the quantity required to comply with State regulations governing accessible parking spaces shall be provided and shall comply with the dimensional requirements set forth by State regulations governing accessible parking spaces.
  3. All parking and drive aisles shall be a minimum of twenty-four feet (24') in width.
  - ii. Parking for the age-restricted residential units shall be as follows:
    - (a) .8 parking space is required for each 1- or 2-bedroom unit.
  - iii. Electric vehicle parking spaces shall be provided as follows:
    - (a) Prepare as make-ready parking spaces at least fifteen percent (15%) of the required off-street parking spaces, and install EVSE in at least one-third of the fifteen percent (15%) of make-ready parking spaces;
    - (b) Throughout the installation of EVSE in the make-ready parking spaces, at least five percent (5%) of the electric vehicle supply equipment shall be accessible for people with disabilities.
    - (c) Locations of make-ready parking spaces shall be approved by the Planning Board as part of site plan review.
    - (d) Redeveloper at its option may install electric vehicle supply equipment in all make-ready parking spaces prior to issuance of the initial certificate of occupancy, or may phase installation in such a manner that electric vehicle supply equipment is installed to serve "make-ready" parking spaces at not less than the rate of one third prior to issuance of the initial certificate of occupancy, one third within three (3) years of issuance of the initial certificate of occupancy, and one third within six (6) years of issuance of the initial certificate of occupancy.
  - iv. Should the applicant demonstrate conformance with parking generation rates as specified in the most recent ITE Parking Generation Manual and the Planning Board deems these parking requirements to be reasonable, relief may be





requested.

- v. Parking for tractor trailers and delivery trucks shall not be permitted.
- vi. Exterior storage of any boat, motorhome, travel trailer, camper, recreational or commercial vehicle is prohibited.
- c. Lighting Design Standards. Luminaire height may not exceed twenty feet (20'). Luminaire height to be measured from grade level to center line of fixture. LED lighting with a maximum color temperature of 3000K with sharp cutoff luminaires shields is required. The measure of lighting intensity at the boundary of the property shall not exceed 0.1 foot-candles. All parking areas and walkways thereto and appurtenant passageways and driveways serving the site shall be adequately illuminated for security and safety purposes. The lighting plan in and around the parking areas shall provide for nonglare color-corrected lights focused downward. The light intensity provided at ground level shall be a minimum of 0.5 footcandle anywhere in the area to be illuminated, shall average a minimum of 1.0 footcandle over the entire area, measured from the ground level to the center line of the light source. Any other outdoor lighting, such as building and sidewalk illumination, driveways with no adjacent parking, the lighting of signs and ornamental lighting, shall be shown on the lighting plan in sufficient detail to allow determination of the effects to adjacent properties, traffic safety and overhead sky glow. The objective of these specifications is to minimize undesirable off-premises effects. No light shall shine into windows or onto streets and driveways in such manner as to interfere with or distract driver vision. To achieve these requirements, the intensity of such light sources, the light shielding and similar characteristics shall be subject to site plan approval. Suitable security and convenience lighting shall be provided as necessary along all walks, interior roads and off-street parking areas.
- d. Adequate access and on-site circulation for emergency vehicles shall be provided at the reasonable discretion of the Fire Marshal.
- e. Existing obsolete improvements are to be demolished and disposed of in accordance with all governing regulations.

#### **1.8.4 Signage**

- a. Entry signs may be monument style and illuminated backlit or direct LED with no light spillage.
- b. Entry signs shall be monument style, not exceed thirty-six (36) s.f. in area nor six feet (6') in height including the base and located



outside of any sight triangle areas.

- c. Entry signs are to be set back a minimum of ten feet (10') from the right-of-way.
- d. Directional and information signs are permitted, not to exceed eighteen (18) s.f. in area.
- e. Temporary signage, including freestanding ground signs, flag signs, banner signs, contractor signs, or other signs advertising the availability of the residential units and/or directing the public to the development are permitted until the development reaches 100% occupancy.
- f. ADA Parking signs shall be provided consistent with N.J. State and Federal requirements.

### **1.8.5 Performance Criteria and Standards**

- a. Extend sidewalk from parking area and building to connect to existing sidewalk on E State Street
- b. Promote energy conservation in redevelopment construction design.
- c. Control adverse development impacts including noise and light.
- d. Utility improvements including electric and other utility wires shall be underground wherever possible for safety, efficiency and aesthetics.
- e. On-site solar electric generation is recommended to advance municipal green initiatives.
- f. Provide ample buffering/screening so to screen views and reduce noise perception off-site.
- g. Stormwater Management Facilities may be located and integrated within the buffer/screening areas, subject to meeting screening criteria as required by the Planning Board.
- h. Redevelopment projects shall be designed with stormwater management facilities pursuant to the design requirements of RSIS, NJDEP Green Infrastructure, NJAC 7:8 Stormwater Management Rules, Hamilton Township ordinances and the Standards for Soil Erosion and Sediment Control in New Jersey. Proposed stormwater management facilities are required only for the proposed improvements associated with the redevelopment project.



- i. Buildings (new construction only) are to include architectural design upgrades that add visual interest to the residential buildings and complement the existing convent building.
- j. As visible to the public, roof mounted or ground placed equipment shall be screened by appropriate architectural landscape design features.
- k. Lighting performance criteria include provision for residential level security, safety, and adequate (not excessive) illumination, while providing for control of offsite glare and uplighting. Lighting fixture designs shall complement building architecture.

### **1.8.6 Development Regulations**

- a. Redevelopment area construction shall be in accordance with the requirements of the Township Code, except as set forth and intended herein.
- b. Submission Waivers. The Planning Board, considering the advice of the Board Planner and Engineer, will consider waivers from the submission requirements within this redevelopment area for efficiency in development costs without compromising health, safety, and welfare.
- c. This redevelopment area shall be governed by the procedural and performance requirements further set forth under the Land Development section of the Hamilton Township code and applicable provisions of the M.L.U.L. with the following modifications:
  - i. Redevelopment activities shall be in conformance with this Redevelopment Plan, which may be amended in accordance with the requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;
  - ii. Deviations from the terms hereof shall be addressed by way of an application submitted to the Planning Board. A deviation shall be granted where:
    - 1. An applicant can demonstrate that the proposed deviation is more beneficial for the Township than compliance with the terms required by the Township Code or otherwise required by this Redevelopment Plan, and
    - 2. The proposed deviation furthers the intent and purposes of the Township Master Plan and this Redevelopment Plan.

**1.9 Redevelopment Plan Landscape Buffer Requirements**

The site plan submitted to the Planning Board for approval in accordance with N.J.S.A. 40A:12A-13 shall include a landscape plan prepared by or under the supervision of a Landscape Architect licensed in New Jersey (LA).

- a. A minimum ten-foot (10') landscape buffer around the tract boundary of the redeveloped area. The landscape buffer area shall include a mix of berms, staggered native evergreens, shade trees, and shrubs to provide an aesthetically pleasing site entry and buffer. The site access drive may pass through this landscape area. Existing, healthy trees in the front yard should be preserved to the greatest extent possible.
- b. A post landscape installation inspection is required to confirm landscape performance objectives are met. Additional landscape materials and plantings may be required.
- c. A six-to-eight-foot high solid fence is required along the lot line adjacent to residential to the north to screen views of the parking area and attenuate noise.
- d. The primary performance objective of buffer areas is to screen views of surface parking (not the building) and attenuate noise beyond the Property. Buffers shall include a mix of primarily native plantings, berms, and fences to provide effective screening while also providing visibility for safe site access and wayfinding,
- e. Headlight glare is best initially screened with berms, fencing and/or dense evergreen shrubs internally along parking lots and drive areas.
- f. Potential off-site glare from parking lot and drive area lighting is to be mitigated using LED lights with sharp cutoff luminaires and/or shields, and Kelvin temperature (3000K maximum) so to provide lighting attenuation benefits.
- g. Applying combinations of screening designs as outlined (evergreen and deciduous trees and shrubs; berming; fencing; LED lighting designs, height and Kelvin temperature limits; parking lot and drive area layouts; and depth of buffer distance and building setback) provide greater design accountability toward achieving stated performance objectives.
- h. Hamilton Township and State tree ordinances shall be met.

**1.10 Acquisition and Relocation (Non-Condemnation)**

This Redevelopment Plan does not propose acquisition of property. There are no current residents within the area anticipated to be redevelopment. Therefore, no residents or businesses will be temporarily or permanently displaced.



**1.11 Consistency with State, County, Regional, and Nearby Municipal Plans****1. New Jersey State Development and Redevelopment Plan (SDRP)**

This Redevelopment Area is located within PA1. The SDRP policies support and encourage development and redevelopment within PA1.

The SDRP recognizes the following general characteristics of municipalities and communities located within PA1:

- High population densities
- Existing public water and sewer systems, or physical accessibility to those systems
- Access to public transit
- Near commercial/industrial employment nodes
- Redevelopment areas totally surrounded by land use meeting the criteria of PA1 Planning Area are geographically interrelated with the metropolitan planning area and meet the intent of the local redevelopment and housing law and metropolitan planning area

The intention of the SDRP for PA1:

- Provide for much of the State's future growth;
- Revitalize cities and towns;
- Address existing legacy issues (air pollution, urban heat, contamination, etc.);
- Prevent displacement and gentrification;
- Promote growth in compact forms;
- Rebalance urbanization with natural systems;
- Promote increased biodiversity and habitat restoration;
- Stabilize and enhance older inner ring suburbs;
- Redesign and revitalize auto oriented areas;
- Protect and enhance the character of existing stable communities;



***Our Lady of Sorrows Redevelopment Plan******Hamilton Township***

Hamilton Township's 2011 Township Master Plan supports the remediation and redevelopment of sites instead of new construction on undeveloped land.

2. Mercer County

Mercer County's regional development efforts include:

- a. Enhancing cyclist and pedestrian safety
- b. Enhancing "complete streets"
- c. Promoting equitable access to transportation
- d. Enhancing vehicular safety
- e. Promoting multi modal transportation choices
- f. Enhancing public transportation infrastructure
- g. Enhancing mobility and reducing traffic congestion
- h. Enhancing integration of transportation and land use policies
- i. Enhance freight transportation improvements
- j. Enhancing and protecting natural environments when improving transportation facilities
- k. Enhancing resilience of transportation assets to natural and made disasters
- l. Promote public, private and not-profit coordination on transportation
- m. Improve economic vitality and increase access to jobs and business
- n. Maintain a state of good repair and enhance longevity of infrastructure

In conjunction with regional redevelopment efforts by Mercer County, Hamilton Township continues to identify sites that are suitable for smart growth based redevelopment.

3. Delaware Valley Regional Planning Commission

Hamilton Township actively participates with the efforts of DVRPC to improve and redevelop existing urban centers/older communities that are in need of redevelopment, rather than developing open space and farmland



into suburban sprawl. Efforts include accommodation of vehicles and pedestrians, improved access to alternative modes of transportation, economic revitalization of corridors, landscaping and streetscape improvements along corridors, and the provision of bicycle/pedestrian access ways and facilities. Hamilton Township's bicycle/pedestrian access and redevelopment planning efforts further these overall regional objectives. Our Lady of Sorrows Redevelopment maintains consistency with Smart Growth goals and policies.

These smart growth goals and policies are consistent with the New Jersey State Development and Redevelopment Plan and the New Jersey Department of Transportation so to ensure regionally consistent land use plans.

Hamilton Township's redevelopment efforts support and encourage investment in existing infrastructure, advance support for existing and new businesses, and promote environmentally sensitive design.

#### **1.12 New Jersey Department of Transportation and Mercer County Requirements**

- a. All requirements directed by N.J. State and County government agencies shall be met.

#### **1.13 Redevelopment Program and Process Schedule**

- a. Establish a general schedule for redeveloping Our Lady of Sorrows consistent with the objective to achieve buildout of the entire Redevelopment Area in accordance with a Redevelopment Agreement between the Township and Redeveloper.
- b. Finalize Redevelopment Plan; present to Planning Board for review, comment, and recommendation to Mayor and Council by Resolution.
- c. The Redevelopment Plan is to be initially reviewed and recommended by the Planning Board then adopted by Municipal Ordinance. The redeveloper is to be designated by Mayor and Council. The governing body will execute a Redevelopment Agreement and serve as the Redevelopment Entity.
- d. Applicant to formally submit a complete site plan application for review and approval by the Planning Board consistent with this Redevelopment Plan and municipal ordinances as required.

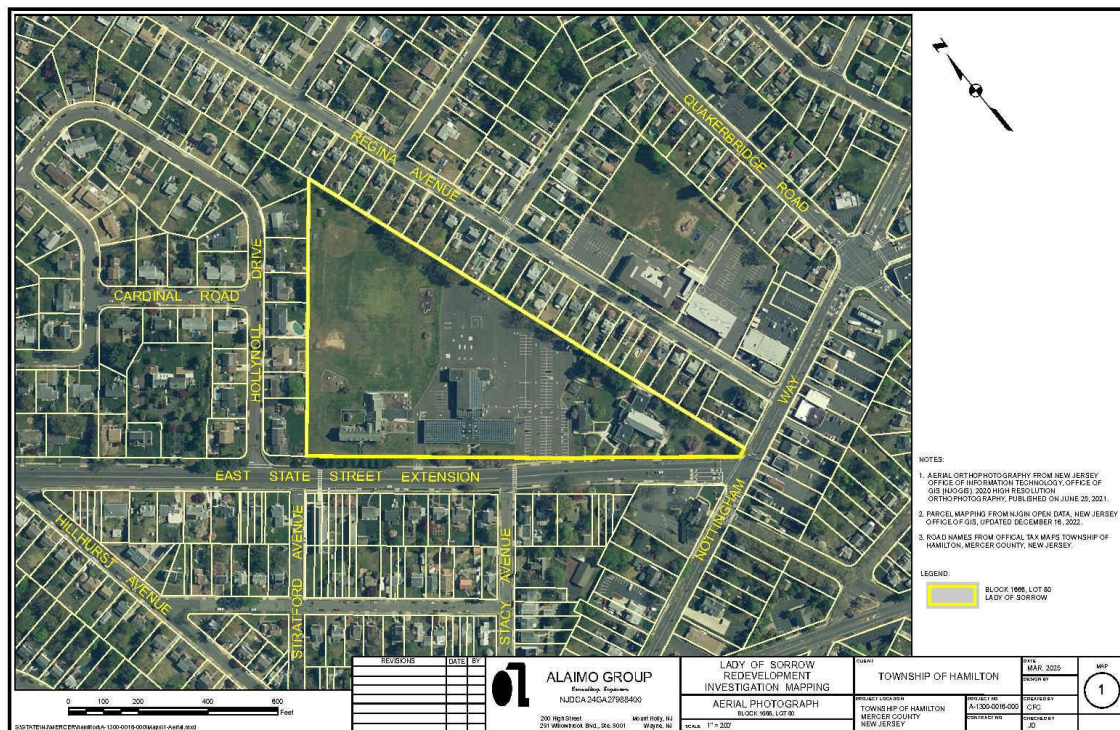
## **APPENDICES**



## **AERIAL PHOTOGRAPH (1)**

***Our Lady of Sorrows Redevelopment Plan***

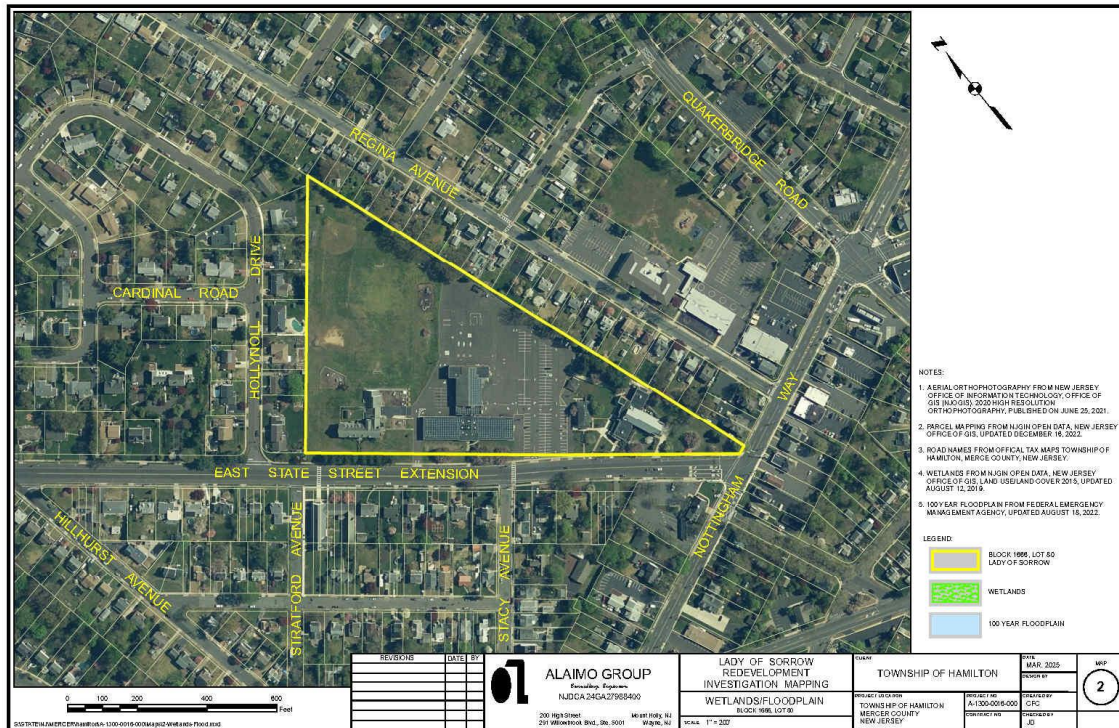
***Hamilton Township***



## **WETLANDS AND 100-YEAR FLOOD ZONE (2)**

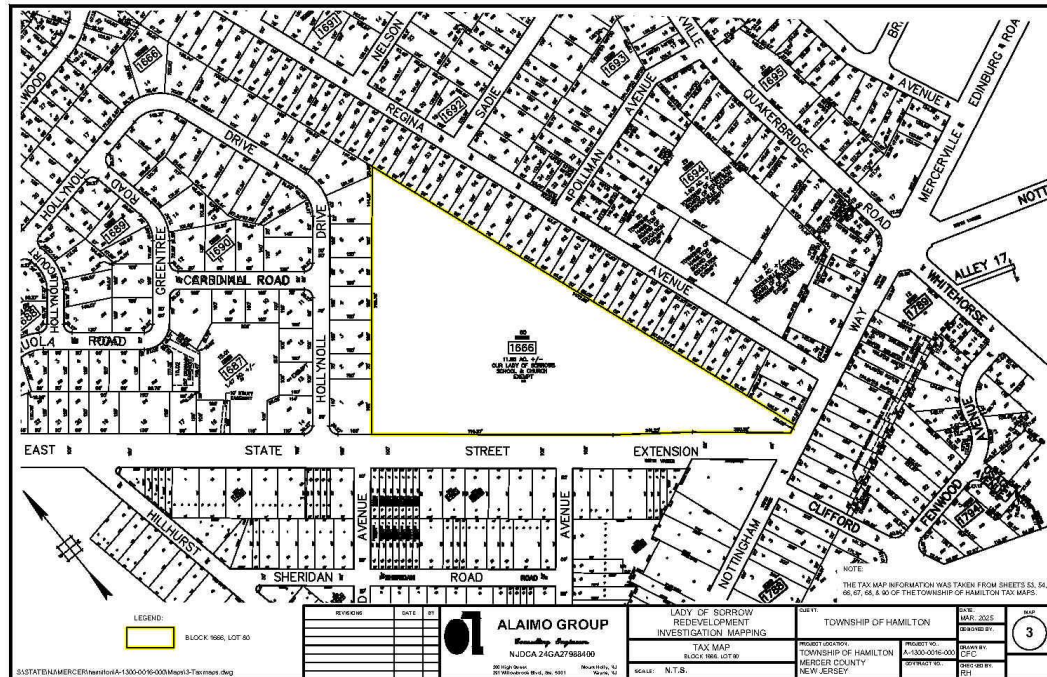
***Our Lady of Sorrows Redevelopment Plan***

***Hamilton Township***



## **TAX MAP (3)**





## **ZONE PLAN (4)**

***Our Lady of Sorrows Redevelopment Plan***

***Hamilton Township***

