

**Special Meeting of Mayor and Council March 11, 2026
Town Hall Council Chambers, 100 Central Avenue
Public Session 6:00 P.M.**

MEETING CALLED TO ORDER

REGULAR MEETING-ROLL CALL

Councilperson:
Calderone –
Marino -
Matro -
R, Rodio -
S. Rodio –
Scipione –
Mayor Furgione –

PUBLIC NOTICE

Notice of this meeting has been posted and given to official newspapers. Please familiarize yourselves with the fire exits to the right and rear of the Council Chambers. Please do not proceed beyond the front benches without invitation from the Mayor to do so. Also, each person who wishes to address Council will be allotted 5 minutes.

PLEDGE OF ALLEGIANCE

PUBLIC HEARD FOR AGENDA ACTION ITEMS

DISPENSE WITH REGULAR ORDER OF BUSINESS

- Public Hearing Ordinance #002-2026- Amending Chapter 175, Articles VII and XIII of the Land Development Ordinance

AN ORDINANCE AMENDING CHAPTER 175, ARTICLES VII AND XIII OF THE LAND DEVELOPMENT ORDINANCE OF THE TOWN OF HAMMONTON TO ADDRESS THE REQUIREMENTS OF THE AMNDED FAIR HOUSING ACT (FHA) AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWN’S AFFORDABLE HOUSING OBLIGATOINS

**Section 1: Section 175, 162 is repealed and replaced in its entirety with the following:
Section 175-162 Affordable Housing**

A. Introduction & Applicability

1. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in *Hammonton* consistent with the provisions outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
2. This Ordinance is intended to ensure that very-low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very-low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100 percent affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to affirmative marketing and random selection procedures set forth in UHAC.

3. The *Hammonton* Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality shall address its fair share of very-low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.
4. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L. 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.
5. Applicability
 - a. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that are proposed to be created pursuant to the municipality's most recently adopted HEFSP.
 - b. This Ordinance shall apply to all developments that contain very-low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very-low-, low- and moderate-income housing units.
 - c. Projects receiving federal Low Income Housing Tax Credit financing and proposed for credit in the municipality's most recently adopted HEFSP shall comply with the affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

TOWN CLERK REPORT

RESOLUTIONS

Resolution #045-2026- Approval to Apply for Small Cities Grant for Water Main Replacement

TO APPLY FOR AN FY2026 SMALL CITIES GRANT AWARD FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR WATER MAIN REPLACEMENT AND RELATED STREET REPAIRS ALONG MONROE AVENUE

WHEREAS the Town of Hammonton desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for an amount not to exceed \$400,000 for water main replacement and related street repairs along Monroe Avenue.

BE IT THEREFORE RESOLVED by the Town Council of the Town of Hammonton, County of Atlantic, and State of New Jersey, that:

- 1) that the Town of Hammonton does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Town of Hammonton and the New Jersey Department of Community Affairs.

Be it further RESOLVED that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

Resolution #046-2026- Adopt citizens participation plan for Small Cities Grant

TO ADOPT THE INCLUDED CITIZEN PARTICIPATION PLAN, CONTINGENT UPON AN FY2026 SMALL CITIES GRANT AWARD FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR THE WATER MAIN REPLACEMENT AND RELATED STREET REPAIRS ALONG MONROE AVENUE

WHEREAS the Town of Hammonton is applying for FY2026 Small Cities Grant from the Public Facilities Fund with the New Jersey Department of Community Affairs; and

WHEREAS a Grant Agreement requires the Town of Hammonton to comply with all federal regulations with respect to citizen participation.

BE IT THEREFORE RESOLVED by the Town Council of the Town of Hammonton, County of Atlantic, and State of New Jersey, that:

The Citizen Participation Plan 2026 developed by the New Jersey Department of Community Affairs, Small Cities CDBG Program, is adopted by the Town of Hammonton; and

The Town of Hammonton will follow all regulations set forth in that document throughout the term of the Grant Agreement cited above.

Resolution #047-2026- Adopt the Grant Management Plan for the Small Cities Grant

TO ADOPT THE INCLUDED GRANT MANAGEMENT PLAN, CONTINGENT UPON AN FY2026 SMALL CITIES GRANT AWARD FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR THE WATER MAIN REPLACEMENT AND RELATED STREET REPAIRS ALONG MONROE AVENUE

WHEREAS the Town of Hammonton is applying for a Small Cities grant from the Public Facilities Fund, and, if awarded, funding will be entered into a Grant Agreement with the New Jersey Department of Community Affairs; and

WHEREAS the Town is required to submit a Grant Management Plan as part of the Small Cities application;

BE IT THEREFORE RESOLVED, by the Town Council of the Town of Hammonton, County of Camden, and State of New Jersey, that:

The Grant Management Plan prepared by the Town and submitted to DCA Small Cities with the application for the water main replacement and related street repair project along Monroe Avenue is hereby adopted to identify Franca Vidal of Triad Associates as the Project Coordinator and Town Administrator Frank Zuber as the Program Director and Official Contact Person.

Resolution #048-2026- Identify Fair Housing Officer for Small Cities Grant

TO IDENTIFY A FAIR HOUSING OFFICER IN COMPLIANCE FOR AN FY2026 SMALL CITIES GRANT AWARD FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR THE WATER MAIN REPLACEMENT AND RELATED STREET REPAIRS ALONG MONROE AVENUE

WHEREAS the Town of Hammonton is applying for a Small Cities Community Development Block Grant from the New Jersey Department of Community Affairs (hereafter NJDCA) for funds for the water main replacement and related street repairs along Monroe Avenue; and

WHEREAS the Town of Hammonton must make efforts to affirmatively further fair housing; and

WHEREAS the Town of Hammonton has reviewed various actions that would be acceptable to the New Jersey State Department of Community Affairs and the U.S. Department of Housing and Urban Development; and

WHEREAS the Town of Hammonton has made assurances in the grant agreement that:

1. The Town will comply with the Housing and Community Development Act of 1974, as amended, and regulations issued thereto; and
2. The Town will comply with the Civil Rights Act of 1964, and the regulations issued thereto it; and
3. The Town will comply with the Fair Housing Act of 1968 and will affirmatively further fair housing; and
4. The Town will comply with the Age Discrimination Act of 1975 and with the Rehabilitation Act of 1973.

BE IT THEREFORE RESOLVED that Frank Zuber shall be designated as the Fair Housing Officer for the Town of Hammonton; and

BE IT FURTHER RESOLVED that the Fair Housing Officer shall contact USHUD Regional Office of Housing and Equal Opportunity and the NJ Division on Civil Rights, inform those agencies of his appointment as Fair Housing Officer and request Fair Housing Information, and

BE IT FURTHER RESOLVED that the Fair Housing Officer shall provide fair housing advisory services and assistance and referral advice to persons requesting such assistance from the Town of Hammonton; and

BE IT FURTHER RESOLVED that the Town of Hammonton will publish in the local newspaper of record and post at the municipal building a public notice announcing the appointment of the Fair Housing Officer and the availability of local fair housing services.

Resolution #049-2026- Commit to the competitive contracting process for the Small Cities Grant

TO COMMIT TO THE COMPETITIVE CONTRACTING PROCUREMENT PROCESS PURSUANT TO NJSA 40A:11-4.1 THROUGH 40A:11-4.5 FOR CERTAIN PROFESSIONAL SERVICES, CONTINGENT UPON AN FY2026 SMALL CITIES GRANT AWARD FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR WATER MAIN REPLACEMENT AND RELATED STREET REPAIRS ALONG MONROE AVENUE

WHEREAS the Town of Hammonton intends to submit in March 2026 an application to the New Jersey Department of Community Affairs, Small Cities Public Facilities Fund for the water main replacement and related street repairs along Monroe Avenue; and,

WHEREAS the Small Cities Program requires, in certain instances, that professional services associated with the implementation of a Small Cities award be procured through a Competitive Contracting process;

BE IT THEREFORE RESOLVED that the Town of Hammonton does hereby commit to authorize the issuance of Requests for Proposals (RFP), under the aforementioned State Competitive Contracting guidelines, for Professional Services, contingent upon award of said Small Cities grant; and,

BE IT FURTHER RESOLVED that the Town Clerk will be directed to advertise these RFPs for a period of not less than 20 days in the Town's official newspaper of record; that the Town will strive to obtain three or more proposals; and the Town will proceed with the RFP evaluation process if at least two proposals are received.

Resolution #050-2026- Approval of Engineering contract for H2Loan Application

**RESOLUTION AUTHORIZING A CONTRACT TO ARH FOR THE PURPOSE OF AN APPLICATION FOR A
LOAN TO NJ H2LOANS FOR
N.J.S.H ROUTE 54 WATER INFRASTRUCTURE PROJECT**

WHEREAS, the Town of Hammonton intends to file an application with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust for the project known as Route 54 Water Main installation Phase 1.

WHEREAS, to file the application it must include a professional service contract for the Planning, Engineering Design and Surveying

FUTHERMORE, the contract in the amount of \$180,000 will be terminated unless the loan is granted to the Town of Hammonton.

NOW, THEREFORE BE IT RESOLVED, that **Frank Zuber** be authorized to act as the Authorized Representative to represent in all matters relating to the project undertaken pursuant to the above referenced New Jersey Environmental Infrastructure Loan to be executed with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust. The Authorized Representative may be contacted at the following address: **100 Central Ave, Hammonton, NJ 08037-0113** and phone number: **609-567-4300; ext.: 121**.

Resolution #051-2026- Approval of Application to the Local Finance Board for a CAP Exception

**MAKING APPLICATION TO THE LOCAL FINANCE BOARD
PURSUANT TO N.J.S.A. 40A:4-45.3d**

WHEREAS, THE Mayor and Council of the Town of Hammonton in the County of Atlantic,desires to make application to the Local Finance Board for its approval of a proposed budget appropriation cap waiver authorizing the Town of Hammonton to grant an exception to the municipal 2026 appropriations cap ("1977 cap) for the amount of increase for the Police and Fireman's Retirement System Obligation in excess of the 3.5% appropriations cap as Required by the New Jersey Division of Pensions; and,

WHEREAS, the Mayor and Council have determined that:

- (a) it is in the public interest to accomplish such purpose; and,
- (b) the appropriation cap waiver is for the health, wealth, convenience or betterment of the inhabitants of the Town of Hammonton; and,
- (c) the amount of the appropriation cap waiver is not unreasonable or exorbitant; and,

- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the Town of Hammonton and will not create an undue financial burden to be placed upon the Town of Hammonton;

_____ **NOW THEREFORE, BE IT RESOLVED** by
the Mayor and Council of the Town of Hammonton as follows:

Section 1. The application to the Local Finance Board is hereby approved, and the Chief Financial Officer, and Registered Municipal Accountant, along with other representatives of the Town of Hammonton are hereby authorized to prepare such application and to represent the Town of Hammonton in matters pertaining thereto.

Section 2. The Municipal Clerk of the Town of Hammonton is hereby directed to file a copy of the proposed cap waiver with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute.

Discussion and presentations regarding economic Development

PUBLIC HEARD

MEETING ADJOURNED