

Plan Hamilton Drafts Tracking

Update - the latest AREA PLAN versions which have been made ready for review at the September 8th Regional Planning Commission include the following change to text as shown on the table below. Additionally there were Place Type map revisions made - see [Plan Hamilton.org](https://www.hamiltoncountynj.gov/plan-hamilton) for maps and the latest resolution from the County Commission based on their review on August 20th, 2025.

Plan Hamilton Areas	Area 7	Area 8	Area 13	Area 12	Area 9	Notes
Major Change						
Policy 2.7.7 Amend zoning regulations for Area 7 to change the method of calculating developable area density from a gross to a net density basis. Specify that certain land features—including waterbodies, ponds, stream buffers, karst areas, mines, steep slopes, and all infrastructure (including stormwater and wastewater facilities) — are to be protected from development and excluded from the net density calculation.	p 74	NA	NA	NA	NA	Added a policy about density calculations for Area 7 Walden Plateau Plan (08-29-25)

RE: Tracking for April 2025 latest AREA PLAN versions made ready for the May 12th RPC review See [Plan Hamilton.org](https://planhamilton.org)

During the Regional Planning Commission's review on Jan 13th, 2025 Plan Hamilton was deferred for additional input with areas east of the river (9-Northeast County & 12-White Oak Mountain) requesting that a working committee be formed as a local task force. Regular meetings have been held since January 2025 with a reexamination of residential Place Types and Rural Corridors serving as the primary focus of the committee's work. Some of these improvements were applied across all planning areas as part of a final review to address oversights in terms of grammar and other minor wording corrections.

The adoption of Area Plans under Plan Hamilton is scheduled to resume this spring with updated versions (April 2025) now posted and available. The following list is intended to highlight the most significant changes as the latest versions of the Area Plans are reviewed. Both RPA and County staff are available to answer questions at rpa@planning.gov

Plan Revisions for Area 9 - Northeast County Note: The Area 9 Plan has been substantially revised. The County formed a committee of community members who worked with county leaders to address concerns and build consensus. The draft plan builds off of the public input and work done previously and is a result of the additional collaboration between that committee and area leaders. The draft consensus plan was discussed at a public meeting on April 7, 2025 *See chart below for more details.*

Tracking List of Changes updated Apr 28, 2025

Plan Hamilton Areas	Area 7	Area 8	Area 13	Area 12	Area 9	Notes
Major Changes						
Additional WWTa info	p 28	p 34	p 33	p 35	p 23	"...existing capacity and available financial support substantially limits new sewer availability in the unincorporated county in the short and mid-term."
Capacity Chart on Schools added	NA	NA	NA	NA	p 30	
Revise Amendments to accept and review every 6 months	p 89	p 87	p 83	p 89	p 46	Previously said "quarterly"
Place Types intro - statement on how used, Place Types are a policy.	NA	NA	NA	NA	p 37	Area 9 needed to add a statement, other areas already included.
Place Types language CR - Countryside Residential	p 64	p 68	p 64	p 66	p 39	Added Development Standards
Place Types language for CR-2.5	p 64	p 68	p 64	p 66	p 39	Applies only if designated on a Place Type map
Place Types language SR - change Limited Uses from 7 to 5 du/ac	p 65	p 69	p 65	p 67	p 40	SR - Suburban Residential Limited use density listed at 5 du/ac also. Added Development Standards
Place Types language RC - Rural Corridor moved to Overlay section at end	p 69	p 73	p 69	p 71	p 45	Added Development Standards

Plan Hamilton Areas	Area 7	Area 8	Area 13	Area 12	Area 9	Notes
Place Types language RCO - combine XR and other centers	NA	NA	NA	NA	p 43	RCO - Rural Commercial created and mapped for use in Area 9
Place Types Density Chart/Categories List (move RC to overlay category)	p 60	p 64	p 60	p 62	p 38	RC - Rural Corridor is considered an Overlay area
Place Type Maps - revise a parcel designation(s)	NA	X	NA	X	X	There were Place Type map changes to parcels in Area 9, Area 12 and Area 8 which vary from the maps presented Dec 2024.
Significant text revisions/rewrites	NA	NA	NA	X	X	Area 9 revision included the deletion of Ch. 4 - Policy Recommendations and most of Ch. 5 - Next Steps.
Minor Changes						
Plan Draft date - cover	X	X	X	X	X	
Place Type Maps - chk legend/date/posted	4/10	4/11	4/10	4/11	4/11	
Appendix Listing - add "Chamber of Commerce Manufacturing Memo added to Appendices"	X	X	X	X	X	
Typos/corrections, minor wording changes	X	X	X	X	X	

X = Complete

Date: April 30, 2025

