



New Jersey Pinelands Commission PRESS RELEASE

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Commission approves ordinance that establishes redevelopment plan for historic complex in Hamilton Township

NEW LISBON, N.J. – During its regular meeting today, the Pinelands Commission certified an ordinance that creates a redevelopment plan calling for the reuse of existing historic buildings located in the Mays Landing area of Hamilton Township, Atlantic County.

Approved by the township in September 2007, the ordinance adopts a redevelopment plan for the Mill Complex Redevelopment area. More commonly known as the Wheaton Mill Complex, the redevelopment area is located at the intersection of Old Harding Highway and Mill Street in Mays Landing and is bounded by the Great Egg Harbor River and Lake Lenape to the north and west. Totalling 5.5 acres on three lots, the area is home to eight buildings that were constructed and expanded between 1866 and 1925, as well as two paved parking lots. The structures are classified as contributing resources to the Mays Landing Historic District, which is listed on the State and National Registers of Historic Places and is designated as an historic Pinelands site.

The Mill Complex Redevelopment Plan seeks to promote the adaptive reuse of existing historic structures located onsite, revitalize the traditional “Main Street” commercial area of Mays Landing and provide an appropriate number of affordable housing units. To meet those goals, the plan provides for mixed use development, including residential dwelling units, business offices, specialty retail, restaurants, museums and studios for artists, craftsmen and photographers. Permitted residential density is 40 units per acre, 10 percent of which must be set aside for low- and moderate-income households.

The redevelopment plan was borne out of recommendations included in a Livable Community Action Plan that was prepared in Hamilton Township in March 2004 as part of the Pinelands Excellence Program. The Pinelands Commission obtained funding from the Geraldine R. Dodge Foundation to undertake the program, which seeks to foster livable communities in municipalities that are experiencing development pressures. In 2002, Hamilton Township was selected as one of the two municipal participants in the program. A team of consultants was subsequently hired to lead the township in a community visioning process that culminated in the publication of a Livable Community Action Plan.

By certifying the ordinance, the Commission determined that it is in conformance with the Pinelands Comprehensive Management Plan, the rules that govern land use, development and natural resource protection in the Pinelands Area.

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