

**TOWNSHIP OF EAST AMWELL
ORDINANCE NO. 25-23**

AN ORDINANCE AMENDING CHAPTER 86 "HISTORIC PRESERVATION" OF THE MUNICIPAL CODE OF THE TOWNSHIP OF EAST AMWELL, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, TO ADD A NEW SECTION 86-11 ENTITLED "HISTORIC DISTRICTS" AND AMENDING CHAPTER 92 "LAND MANAGEMENT", SECTION 92-83 ADOPTING AN AMENDED ZONING MAP TO INCLUDE HISTORIC DISTRICT OVERLAYS AND TO REFLECT ORDINANCE 25-07

WHEREAS the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-65.1, permits the designation and regulation of historic sites or districts; and

WHEREAS the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-65.1 requires that after July 1, 1994, all historic sites and historic districts designated in the zoning ordinance be based on identifications in the historic preservation plan element of the master plan; and

WHEREAS East Amwell Township's Historic Preservation Plan element of the Master Plan identifies the historic districts that are proposed to be added to the Zoning Map; and

WHEREAS Ordinance 25-07, adopted by the Township Committee at a public hearing on June 12, 2025, amended the zone classification for certain properties that must be reflected on the Zoning Map.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of East Amwell, County of Hunterdon, State of New Jersey, that the Municipal Code of the Township of East Amwell is hereby amended as follows:

Section One. Chapter 86 "Historic Preservation" of the Municipal Code of the Township of East Amwell is hereby amended with the addition of a new Section 86-11 entitled "Historic Districts" as follows:

CHAPTER 86 HISTORIC PRESERVATION

§ 86-11 Historic Districts.

The following areas of East Amwell Township are hereby designated as local Historic Districts:

A. Areas defined and delineated on the National Historic Register, located in East Amwell Township and currently identified therein as: (1) the Ringoes Historic District; (2) the New Market/Linvale-Snydertown Historic District; (3) the Dawlis Mill/Spring Mill Historic District; (4) the Reaville Historic District; (5) the Wertsville Historic District; (6) Highfields; and (7) the Clover Hill District. Any future historic districts that may be included on the National Historic Register shall also be designated as local Historic Districts.

B. All other lots upon which there is located a building or buildings constructed before 1941. A building shall be defined as a permanent structure created to shelter human activity including

houses and barns. Note: 1940 is identified in the National Historic Registry as the year when the youngest historic landmark in East Amwell, the bridge at the intersection of Manners and Wertsville Roads, was constructed. All other local historic landmarks identified in the Registry predate this bridge.

C. Local Historic Districts shall be delineated and otherwise identified on the East Amwell Zoning Map as an Overlay Zone.

Section Two. Chapter 92 "Land Management", Article VII "Zoning Provisions" of the Municipal Code of the Township of East Amwell, §92-83 is hereby amended as follows: The boundaries of zoning districts are established on the map entitled "East Amwell Township Zoning Map" dated ~~March 1999~~ October 2025, prepared by Van Cleef Engineering Associates, LLC, which accompanies and is made part of this chapter.

Section Three. This Ordinance shall be construed so as not to conflict with any provision of New Jersey or Federal law. In the event of any inconsistency or conflict between the provisions of this Ordinance or other local requirements, the provisions of this Ordinance shall apply.

Section Four. If any provisions of this Ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions which shall be deemed severable therefrom.

Section Five. This Ordinance shall take effect upon its adoption, passage and publication according to law, and upon filing with the Hunterdon County Planning Board.

INTRODUCED/PASSED ON FIRST READING: November 13, 2025

ROLL CALL VOTE				
COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
CASPER-BLOOM	✓			
ENTIN	✓			
NARDI	✓			
DENDIS	✓			
DIPIRRO	✓			

PUBLISHED: November 19, 2025

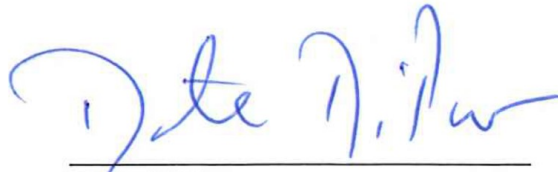
ADOPTED: December 11, 2025

ROLL CALL VOTE				
COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
CASPER-BLOOM	✓			
ENTIN	✓			
NARDI	✓			
DENDIS	✓			
DIPIRRO	✓			

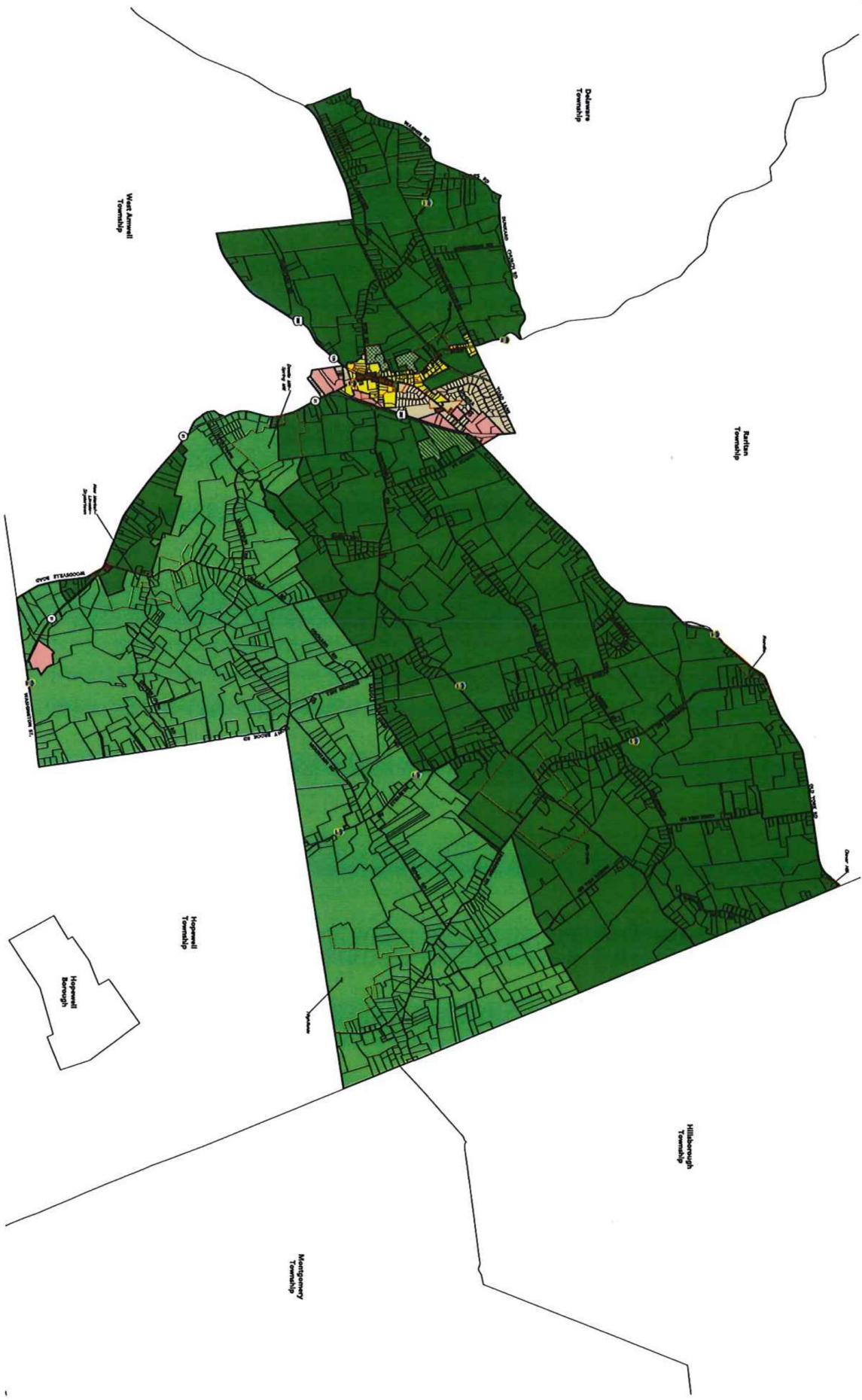
ATTEST:



Linda Giliberti, RMC
Township Clerk



Dante DiPirro
Mayor



Historic Districts

Notes: Additional local historic district boundaries are defined under Ordinance 25-19, Section 16-11, Paragraph 3 and are not denoted on this Zoning Map. See § 16-118 for additional information.

- Zoning Districts**
- Sound Mountain District - SMD
 - Amwell Valley Agricultural District - VAL
 - Residential District - R
 - Village District - V
 - Highway Office District - HO
 - Local Business District - LB
 - Unincorporated Area Overlay Zone - UAO/VAL
 - Bridgeville Village Area Overlay Zone - BVAV/VAL
- Source: Zoning Map prepared by Peter C. Condit, Inc., 400 N. 4th St., Allentown, PA 18101



Van Cleef
ENGINEERING WITH FOCUS
NEW JERSEY PROFESSIONAL ENGINEERS
1000 ROUTE 100, SUITE 200, HUNTERDON, NJ 08832
(908) 841-1000

ZONING MAP
EAST AMWELL TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY
OCTOBER 2015