



**Township of Hamilton Planning Board  
Township of Hamilton, Mercer County, New Jersey  
Regular Meeting – April 13, 2023  
Council Chambers**

**Tentative Agenda**

***The Order In Which Applications Are Heard May Vary***

- A. Public hearing to start at 6:00 p.m.
- B. Flag Salute
- C. Roll Call
- D. This meeting is being held in compliance with the Open Public Meetings Act, and proper notice has been given.
- E. The ordering of this agenda is based on the deadline for Planning Board Action as established by the New Jersey Municipal Land Use Law and secondly by the date received by the Administrative Officer.
- F. "Opening Testimony on any given case shall be presented by the Township staff, to be followed by the testimony of the applicant. This procedure may be reversed at the discretion of the Board Chairman upon staff request."
- G. **RESOLUTION OF MEMORIALIZATION**
  - 1. Application No. 23-03-005**  
Type: Residential  
Owner/Applicant: Cynthia & William Baker
  - 2. Application No. 22-07-013**  
Type: Business  
Owner/Applicant: Albon Holdings
  - 3. Application No. 22-09-019**  
Type: Residential  
Owner/Applicant: Dharmesh Patel
  - 4. Application No. 22-11-027**  
Type: Business  
Owner: Genesis Biotechnology Campus, LLC  
Applicant: Sherute LLC
- H. **NEW APPLICATIONS**
  - 1. Application No: 23-03-007**  
Type: Business  
Owner/Applicant: 6 Youngs Road  
PROPOSAL: Expanding construction yard  
REQUEST: Waiver of parking standards  
Location: 6 Youngs Road; Map 2; Section 1509; Lot 1

**Zone:** MFG

**The Board must act by August 9, 2023**

<https://www.dropbox.com/sh/82wflsen1tbl6e6/AACocl7AX2lzlENs8il64vhKa?dl=0>

**2. Application No: 22-07-012 – Carried to Regular Meeting April 27, 2023**

**Type:** Business

**Owner:** 2367 Kuser Rd LLC

**Applicant:** Kuser Road Investments LLC

**PROPOSAL:** Constructing a 64,355sqft warehouse

**REQUEST:** Preliminary & final site plan approval, variance relief from lot area

**Location:** 2367 Kuser Road; Map 231; Section 2575; Lots 167-170

**Zone:** RD

**The Board must act by April 30, 2023**

[https://www.dropbox.com/sh/pc14awa82w0y56p/AAB-dnk6Pa2xz-BgJWmD\\_ayna?dl=0](https://www.dropbox.com/sh/pc14awa82w0y56p/AAB-dnk6Pa2xz-BgJWmD_ayna?dl=0)