



**Township of Hamilton Planning Board**  
**Township of Hamilton, Mercer County, New Jersey**  
**Regular Meeting – June 8, 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: 23-04-009**  
Type: Business  
Owner/Applicant: Hamilton Post 31 American Legion
- H. **Board Discussion and Revote on Adoption of Section 5, Land Use Element, of the 2021 Amended Hamilton Township Master Plan Reexamination Report - The Planning Board will reconsider the adoption of Section 5 of the 2021 Amended Master Plan Reexamination Report of the Township of Hamilton prepared by Clarke Caton Hintz pursuant to N.J.S.A. 40:55D-89 and in accordance with the March 29, 2023 Remand Order of the Honorable Robert Lougy, A.J.S.C.**
- I. **NEW APPLICATIONS**
  - 1. Application No: 22-10-023**  
Type: Business  
Owner: Walnut State Properties LLC  
Applicant: Herb-a-More, LLC  
PROPOSAL: Using existing 51,374sq ft building for cannabis cultivation & manufacturing, variance for impervious coverage  
REQUEST: Preliminary & final site plan approval  
Location: 1218 Walnut Avenue; Map 81; Section 1730; Lot 3  
Zone: IND  
The Board Must Act by September 29, 2023  
<https://www.dropbox.com/sh/gqo39b8fdqthfa9/AAAj2sROP6RGCJ92eA9ABVx7a?dl=0>
  - 2. Application No: 23-05-014**  
Type: Business

**Owner/Applicant: Sherute LLC**

**PROPOSAL:** Cannabis testing laboratory within existing building

**REQUEST:** Waiver of site plan review

**Location:** 1000 Waterview Drive; Map 289; Section 2610 Lot 27.01

**Zone:** Mixed –use Overlay I

**The Board Must Act by September 29, 2023**