



**Township of Hamilton Zoning Board of Adjustment
Mercer County, New Jersey
Regular Meeting – August 22, 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. "Opening Testimony on any given case shall be presented by the applicant, to be followed by the Township staff and then be open to the public. This procedure may be reversed at the discretion of the Board Chairman upon staff request."

F. RESOLUTIONS OF MEMORIALIZATION

1. Application No: 22-12-029

Type: Business

Owner: McDonald's Real Estate Co

Applicant: McDonald's USA, LLC

2. Application No: 23-01-002

Type: Business

Owner: JDN Real Estate – HAM L.P.

Applicant: McDonald's USA, LLC

G. NEW APPLICATIONS

1. Application No. 23-07-020

Type: Business

Owner/Applicant: My Bumi Fund LLC

PROPOSAL: Permitting a tropical/exotic fish store

REQUEST: Use variance

Location: 2115 Hamilton Avenue; Map 116; Section 1921; Lot 124

Zone: CC

Board must act by November 21, 2023

<https://www.dropbox.com/sh/1iw43ec9b1btwlv/AACcWJ8Zbwn0tb3FVbQv2hDna?dl=0>

2. Application No. 22-04-008A

Type: Business

Owner: Manchester 270 Development Inc

Applicant: PR III/LEG Hamilton Industrial LLC

PROPOSAL: Constructing a 420,024sqft warehouse with supporting office space – 48' building height

REQUEST: Final site plan approval

Location: Klockner Avenue/Sloan Avenue; Map 34; Section 1602; Lots 2.01/2.02

Zone: IND

Board must act by August 22, 2023

<https://www.dropbox.com/sh/m2zhgdgoe8chhzk/AADfX01UxvugS61RoITMJqnPa?dl=0>