



Hamilton Environmental Commission
2090 Greenwood Ave., Hamilton, NJ 08609
Sabrina Bowling, Secretary
Telephone 609-890-3682
Email: Sbowling@hamiltonnj.com

HAMILTON TOWNSHIP ENVIRONMENTAL COMMISSION
AGENDA FOR WEDNESDAY, OCTOBER 12, 2022

Statement of the Chairman

"This meeting is being held with the benefit of public notice as required by the Open Public Meetings Act."

A. Meeting to be called to order at 6:30 p.m.

B. Roll Call

___ John Balletto	___ Clinton Griggs	___ Haig Kasabach
___ Rodney Richards	___ Karl Vetter	___ Ann Wolf
___ Robert Benjamin	___ JoAnne Bruno	___ Nicole Provost
___ Carrie Feuer	___ Rick Tighe	

Green Team

___ Cathy Wagner	___ Theodore Buehler	___ Patrick Nemes
___ Claudia Shaughnessy		

C. Approval of Minutes (September)

D. Green Team:

1. Community Garden: JoAnne Bruno
2. Sustainable Jersey: Clint Griggs
3. Pollinator/Rain Gardens & Signs: Claudia Shaughnessy/Patrick Nemes/Rob Benjamin

E. Old Business:

1. Council/Administration Liaison Update: Carrie Feuer/Rick Tighe
2. 2022 Environmental Award: Rodney Richards
3. Oktoberfest: Various Commission will come up with ideas for display/games
4. Grants: Carrie Feuer/Clint Griggs
5. NRI: Clint Griggs
6. Watershed Institute: Karl Vetter
7. Brush Brochure: Karl Vetter/Sabrina Bowling

F. New Business:

1. General Discussion: members

G. Land Use Applications

1. Application No: 22-06-011 Revised
Type: Business
Owner: 57 North Johnston Assoc LLC
Applicant: ZY Labs LC
PROPOSAL: Using existing building for cannabis cultivation & manufacturing facility
REQUEST: Preliminary & final site plan
Location: 57 N. Johnston Avenue; Map 81; Section 1727; Lot 19
Zone: IND
Application comments due by September 21, 2022
<https://www.dropbox.com/scl/fo/t9durqj5wo5wtnsb9c2sq/h?dl=0&rlkey=q9kcyw7ktak40tx0ls21lm16d>
2. Application No: 22-09-018
Type: Business
Owner: White Eagle Printing/Joseph Stremlo/Ainsley Williams/Crestwood Ventures
Applicant: Denholtz Acquisition LLC
PROPOSAL: Constructing a 60,000sqft flex building
REQUEST: Minor subdivision approval, preliminary & final site plan, variance relief from lot area, parking buffer and berm
Location: 2550, 2544, 2538, 2526 Kuser Road; Map 213/232; Section 2173; Lots 13.01, 14, 15, 16.01
Zone: RD
Application comments due by September 21, 2022
<https://www.dropbox.com/scl/fo/xlo9x91h41vlq5hf3jfi3/h?dl=0&rlkey=plevf9ks33mei8cpeou2w327d>
3. Application No: 22-09-020
Type: Business
Owner/Applicant: 947/841 Kuser Rd LLC
PROPOSAL: Constructing 1 three-story self-storage building 34,125sqft and 7 one-story self-storage buildings (total 68,250sqft)
REQUEST: Use variance, preliminary & final site plan, variance relief from side yard setback, combined side yard & accessory building setback from principal building
Location: 947 Kuser Road; Map 134/134.01; Section 2154; Lots 9, 9Q, 11.01
Zone: REO-5
Application comments due by September 21, 2022
<https://www.dropbox.com/scl/fo/5rbbpc5qdjpp8odqfkqv/h?dl=0&rlkey=vwc295le5euwl0v2lx5t8yfnp>
4. Application No: 22-09-021
Type: Business
Owner: Levin Management
Applicant: Delectaburger, Inc
PROPOSAL: Constructing a 3,432.3sqft Habit Burger Restaurant
REQUEST: Use variance D-3 (conditional use), D-4 FAR, preliminary & final site plan, variance from side yard setback, impervious surface, front yard setback, sign setback, number of signs
Location: Route 33 & Whitehorse Hamilton Square Road; Map 124; Section 1945; Lot 2
Zone: HC
Application comments due by September 21, 2022
<https://www.dropbox.com/scl/fo/hmrhslwjin2tpjghks7xul/h?dl=0&rlkey=qan887o48pcmkur66eosks1lj>
5. Application No: 22-05-009
Type: Business
Owner: Twin Ponds Owner LLC and Ponf Court Realty LLC
Applicant: Twin Ponds Owner
PROPOSAL: Constructing a 98,700sqft senior apartment building (69 units)

REQUEST: Revised preliminary and final site plan (amend recreation facilities and Phase 3 layout)

Location: Yardville Hamilton Square Road; Map 213; Section 2173; Lots 21.01, 21.02, 21.03

Zone: RD

Application comments due by October 19, 2022

<https://www.dropbox.com/scl/fo/croufqu5j08trpao4o4c9/h?dl=0&rlkey=edtj7fig0vp8u79435tcz2eu8>

6. Application No: 22-09-022

Type: Business

Owner/ Applicant: Yardville Supply Company

PROPOSAL: Creating two lots

REQUEST: Minor subdivision approval

Location: 4351 S. Broad Street; Map 308; Section 2614; Lots 142, 13

Zone: NC

Application comments due by October 19, 2022

<https://www.dropbox.com/scl/fo/j2dbjhizbdn3aa4gvuoxp/h?dl=0&rlkey=erl8vpjti4t0vga1hvdx7xpvs>