



HAMILTON TOWNSHIP
Environmental Advisory Commission

5 Justice Samuel A Alito Jr Way, Hamilton Twp. NJ 08619
Madison Nebbia, Secretary
Telephone 609-890-3682
Email: mnebbia@hamiltonnj.com

HAMILTON TOWNSHIP ENVIRONMENTAL COMMISSION
MINUTES FOR WEDNESDAY, JANUARY 14, 2026

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.

Roll Call (P-Present X- Absent)

Commission

<u>P</u> Andrew Garcia	<u>P</u> Clinton Griggs	<u>X</u> Nicolina Contardo
<u>P</u> Ann Wolf	<u>X</u> Haig Kasabach	<u>X</u> Rick Tighe
<u>P</u> Carrie Feuer	<u>X</u> JoAnne Bruno	<u>P</u> Robert Benjamin
<u>X</u> Cathy Wagner	<u>X</u> John Balleto	<u>X</u> Theodore Buehler
<u>P</u> Claudia Shaughnessy	<u>P</u> Karl Vetter	

Green Team

<u>P</u> Eric Tyira	<u>X</u> Jeanette Bergeron
<u>P</u> James Hopkins	<u>X</u> Kenneth Hill

PUBLIC

Stan De Riel

B. The minutes from the December 11 ,2025 meeting were approved with a motion by Claudia Shaughnessy and second by Ann Wolf.

C. Green Team:

1. Pollinator Initiatives Claudia
2. Monthly Work Schedule for the Green Team: Claudia
 - Geoge Dye – Claudia weeded and cleaned up
 - Library Rain Garden – needs a clean up
 - Alexander School Rain Garden - still looks good
 - Endicott - is good
 - Wing Haven – Claudia pulled dead cosmos, will need another clean up
3. GT Maintenance Schedule
 - Claudia will work on a schedule to put onto the EAC website for the public to be aware of our schedule – hoping this will attract some volunteers

D. Old Business:

1. Council/Mayor's Liaison Update: Carrie/Rick
 - The job fair is scheduled for March 20, 2026
 - CHOP is breaking ground next year
 - Municipal building is moving along, scheduled to move in October of 2026
 - On Old York Road the township purchased roughly 50 acres of land for Open Space
 - The solar project is moving forward on the landfill
 - The township affordable housing plan is in full effect – the township is looking for properties to be affordable housing and looking to develop in front of the train station
 - The state approved funding to conduct a study into Trenton Water Works
2. Requirements of the EAC/GT: Karl/Carrie
 - All information is on the one drive for members to review at any time
3. 2025 Annual Report: Karl/Clint
 - Carrie is presenting our Annual Report to council in February along with our final budget
4. ANJEC's suggestion for municipal resolutions: Jeanette/Karl
 - Carrie brought these two resolutions to the Mayor during her staff meeting. He will look into them and get back to her.
5. Meeting with Nick Indelicato (Mercer Co. Mosquito Commission) February 2026
 - Questions for Nick send to Ann & Karl
6. Climate Action Plan Review: Rob
 - Carrie brought the Climate Action Plan to the Mayor during her staff meeting. Mayor advised he is waiting on new Governor to take office before any decision is made with moving forward.
7. Plant a tree for America's 250th birthday: Clint
 - Shade Tree Committee will be taking this over – they are looking for input from other commissions
 - Clint suggests everyone come to the Shade Tree meeting if interested January 27th at 6:30pm.

E. New Business:

1. Climate Superfund Act: Rob
 - Rob advised he is still waiting for Wayne D'Angelo to review and will advise
2. Community Clean up 4/11/26: Karl
 - Please send locations for cleanup to Madison & Karl no later than March 1st
3. Rain Barrel: Clint
 - Rain barrels are in short supply; Clint will begin looking around to see if he can gather any
4. Butterfly Dome: Jeanette
 - Jeanette is asking if the Mayor will take the pledge, Carrie asked for info to bring to Mayor.
 - Jeanette advised Hillsboro already adopted this

F. Land Use Applications:

1. Application No: 25-08-031

Type: Commercial

Owner/Applicant: Deluxe Realty LLC

PROPOSAL: Constructing an 850 Sq Ft Convenience Store

REQUEST: Use Variance

Location: 1511 S. Olden Ave; Map 178; Section 2243; Lot 9

Zone: CC

Application comments due by December 29, 2025

No comments

2. Application No: 25-09-033

Type: Commercial

Owner/Applicant: Mesiota Ohr Yesroel, Inc

PROPOSAL: Adding 6360 Sq Ft building for study hall facility

REQUEST: Use variance waiver of site plan

Location: 109 Route 156; Map 319; Section 2665; Lot 4

Zone: R-10

Application comments due by February 2, 2026

- **The applicant proposes using a dry well to manage stormwater. The application only contains a "Stormwater Management Narrative." The applicant needs to submit a full Stormwater Management Report which includes construction details, complete stormwater calculations, and how the dry well will meet stormwater Best Management Practices (BMP).**
- **Installation of the dry well may require a boring permit from the NJDEP. This should be investigated by the applicant.**
- **The dry well must be constructed in accordance with NJDEP Stormwater BMP Manual, Chapter 9.2 – Dry Wells. In accordance with Chapter 9.2, the dry well cannot impact groundwater to the degree that groundwater mounding results in ponding on the surface (the Stormwater Management Report should address this).**
- **The applicant needs to submit an Operation and Maintenance (O&M) Manual detailing how the dry well will be monitored and maintained, including monitoring for sediment build up and removal when necessary.**

3. Application No: 25-12-035

Type: Commercial

Owner/Applicant: First Class Auto Salvage Inc

PROPOSAL: Using property for parking for existing business

REQUEST: minor site plan approval, bulk variance relief

Location: Bacon Ave; Map 168; Section 2135; Lot 4

Zone: GC

Application comments due by December 29, 2025

The auto salvage place wants 9% more impervious surface than allowed, but it would make the corner look a lot better. There is no place for stormwater to go, but down the public drains.

4. Application No: 25-12-038

Type: Commercial

Owner/Applicant: Pristine Realty LLC

PROPOSAL: Constructing a 3600 Sq Ft convenience store and automotive fueling station

REQUEST: D1 use variance, bulk variance relief, prelim and final site plan

Location: 1425 Ydv-Ham Sq Rd; Map 212; Section 2169.08; Lot 228

Zone: CC

Application comments due by January 19, 2026

- **Service stations are not permitted in a "Neighborhood Commercial Zoning District." The applicant is requesting a "Hardship Waiver" to allow construction of a service station in this area. The hardship is not well explained in the application.**
- **Installation of underground storage tanks and registration of the tanks must conform to NJDEP regulations and requirements of the Bureau of Underground Storage Tank Compliance and Enforcement. A properly licensed installer should know this.**
- **The site plans indicate that three (3) stormwater retention basins will be used to manage stormwater. However, the application does not contain any further information concerning these basins. These basins need to follow NJDEP Stormwater Best Management Practices. The applicant needs to submit a Stormwater Management Report with construction details of the basins and all stormwater calculations to ensure the basins are able to manage stormwater properly. An O&M manual also needs to be submitted for management of the basins.**
- **The applicant is asking for too many variances and waivers and building gas stations in housing areas is not a good idea (that is why the area is zoned the way it is). This is not a good location for the proposed use.**

The meeting was adjourned at 8:10pm.

UP & COMING BUSINESS

- Climate Superfund Act: Rob Benjamin
- Meeting with Nick Indelicato (Mercer Co. Mosquito Commission) February 2026
- Girl scouts with their project presentation – February 2026
- Homegrown national park's effort to educate people to use *Bacillus thurengensis israeliensis* in standing water to control mosquitoes: Jeanette - March 2026
- Dipti Sheth – Plant Based Treaty presentation - March 2026
- Scheduled for a Library display - April 2026