



**MINUTES OF MEETING
HAMILTON TOWNSHIP PLANNING BOARD
January 27, 2022**

At approximately 6:00 PM the meeting was called to order. As this was the annual reorganization meeting, the meeting was opened by R. Scott King.

For the first order of business, Mr. King then called for nominations for Chairman. Robert Calabro was nominated by Joseph Abbott, and the nomination was seconded by Richard Conti. The following Board Members casted affirmative votes: Michael Maloney, Haig Kasabach, Richard Conti, Jennifer Coffey, Latoya Wilson, Ed Pattik, Mark Murranko, and Joseph Abbott. The gavel was then turned over to the Chairman who proceeded to conduct the remainder of the meeting.

For the next order of business, the Chairman requested nominations for the Vice Chairman where upon Richard Conti nominated Michael Maloney and was seconded by Robert Calabro. Mr. Maloney was then unanimously elected by the following Board Members: Chairman Robert Calabro, Michael Maloney, Haig Kasabach, Richard Conti, Jennifer Coffey, Latoya Wilson, Ed Pattik, Mark Murranko, Joseph Abbott and Richard Conti.

Counsel then called for nominations for Board Attorney. R. Scott King was nominated by Haig Kasabach, and the nomination was seconded by Mr. Pattik. R. Scott King was unanimously elected as Board Attorney for 2020. The following Board Members casted affirmative votes: Chairman Robert Calabro, Michael Maloney, Haig Kasabach, Richard Conti, Jennifer Coffey, Latoya Wilson, Ed Pattik, Mark Murranko, Joseph Abbott and Richard Conti.

Mr. Kasabach then nominated Sabrina Bowling for the Planning Board secretary and by seconded by the Chairman. Whereupon Ms. Bowling was unanimously elected by affirmative votes of the following Board Members: Chairman Robert Calabro, Michael Maloney, Haig Kasabach, Richard Conti, Jennifer Coffey, Latoya Wilson, Ed Pattik, Mark Murranko, Joseph Abbott and Richard Conti.

The next order of business was the adoption of the meeting dates for 2022 and January 2023, and a Motion was made by Mr. Maloney. The Motion was seconded by Mr. Pattik and was unanimously adopted by a vote of the following Members: Chairman Robert Calabro, Michael Maloney, Haig Kasabach, Richard Conti, Jennifer Coffey, Latoya Wilson, Ed Pattik, Mark Murranko, Joseph Abbott and Richard Conti.

The next order of business was the adoption of the official newspapers, and a Motion was made by Mr. Kasabach to adopt The Trenton Times and The Trentonian as the official newspapers. The Motion was seconded by Mr. Abbott and was unanimously adopted by a vote of the following Members: Chairman Robert Calabro, Michael Maloney, Haig Kasabach, Richard Conti, Jennifer Coffey, Latoya Wilson, Ed Pattik, Mark Murranko, Joseph Abbott and Richard Conti.

Thereafter, the secretary of the board called the roll and announced that a quorum was present. In attendance were:

Michael Maloney	Haig Kasabach
Rob Calabro	Jennifer Coffey
Latoya Wilson	Ed Pattik
Joseph Papero	Mark Murranko
Richard Conti	Joseph Abbott

The Chairman then noted that the meeting was being held in compliance with the Open Public Meetings Act and that

proper notice had been given and explained that the ordering of the Agenda is based on the deadline for Planning Board action as established by the New Jersey Municipal Land Use Law ("MLUL") and, secondly, by the date an application is received by the administrative officer. Procedurally, the Chairman indicated that opening testimony on any given case shall be presented by the Township staff to be followed by testimony by the Applicant. However, this procedure may be reversed at the discretion of the Board Chairman upon staff request.

RESOLUTION OF MEMORIALIZATION

Ordinance 21-069 – Found to be Consistent with Master Plan

ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF HAMILTON, NEW JERSEY, PART III, LAND USE LEGISLATION, CHAPTER 550, LAND DEVELOPMENT, ARTICLE III, DISTRICT REGULATIONS, AND ARTICLE IV, GENERAL REGULATIONS

2. Application No: 21-01-008 – Approved Unanimously

Type: Business

Owner/Applicant: Adele Borromeo/BCIF Hamilton Distributions Center LLC

3. Application No: 21-08-033– Approved Unanimously

Type: Business

Owner/Applicant: Centro NP Ham Plaza/Grocery Outlet

Resolution Review 22-085 – Found to be Consistent with Master Plan

Ordinance 22-005 Amending and supplementing the Code of the Township of Hamilton, New Jersey, Chapter 550, Land Development, Article VII, Development Application Review Procedures, § 550-223, General Requirements

NEW APPLICATIONS

Application No: 20-01-004

Type: Business

Owner: Jorgen Realty, LLC

Applicant: Superior Landscaping & Design of NJ

PROPOSAL: Utilize property for landscape business

REQUEST: Preliminary & final site plan, variance from lot area, width, depth, existing front yard setback & accessory building side yard setback

Location: 1985 E. State Street; Map 60; Section 1642; Lot 4

Zone: MFG

Board must act by March 4, 2022

Michael Magee, Esq

Bob Jorgensen

Joseph Mester, PE

Exhibits

A1 – Site plan

A2 – Site Photos

Mr. Magee Introduces owner/applicant Mr. Jorgensen. Mr. Jorgensen explains type of business he operates with a primary address in New York. This location will be a remote office with no full time staff or access from the public. There is a gravel area indicated on the original site plan that was removed from the revised set. Discussions followed. Township professionals are then sworn in. Robert Poppert, Township Planner, reads into record his memo dated November 5, 2021. Samantha Brown, Township Engineer, provides testimony regarding handicap parking space.

Discussions followed. Public portion was opened and no one comes forward. The application is then unanimously approved with a motion from Mr. Maloney and second by Mr. Kasabach.

Application No: 21-01-004A

Type: Business

Owner/Applicant: Mercer Property III LLC

PROPOSAL: Constructing three freestanding signs

REQUEST: Revised site plan approval

Location: Route 33 & Whitehorse Hamilton Sq Rd; Map 124; Section 1835; Lot 2.01

Zone: Route 33 Rehab Area

Board must act by April 7, 2022

Richard Fornaro, Esq

Joshua Sewald, PE

Exhibits

A1 – Signage exhibit

Mr. Fornaro gives brief overview on prior approvals for this site. This additional proposal is for 2 monuments signs and one pylon sign. Mr. Sewald gives testimony regarding this sign package and discussions followed. Township consultant Donna Miller, PP from Clark Caton Hintz is sworn in to provide any rebuttal comments, of which nothing significant is stated as applicant will comply with recommendations. Public portion is opened and no one comes forward. The application is then unanimously approved with a motion from Mr. Maloney and second by Mr. Kasabach.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Planning Board Regular meeting which was held on January 27, 2022 was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on February 10, 2022.



Sabrina Bowling

Date: 2/15/2022