



**MINUTES OF MEETING  
HAMILTON TOWNSHIP PLANNING BOARD  
February 23, 2023**

At approximately 6:00 PM the meeting was called to order followed by the flag salute. Thereafter, the secretary of the board called the roll and announced that a quorum was present. In attendance were:

Michael Maloney	Haig Kasabach
Jennifer Coffey	Latoya Wilson
Charles Whalen	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**

Application No. 22-06-011 – Approved Unanimously

Type: Business

Owner: 57 North Johnston Assoc.

Applicant: ZY Labs LLC

**NEW APPLICATIONS**

Application No: 22-11-027

Type: Business

Owner: Genesis Biotech Campus LLC

Applicant: Sherute LLC

PROPOSAL: Constructing 166 residential apartments

REQUEST: Preliminary & final site plan

Location: 4000 Waterview Drive; Map 289; Section 2610; Lot 27.02

Zone: Mixed Use Overlay I

The Board must act by May 12, 2023

Frank Perinot, Esq

Robert Korkuch, PE, PP

Ingrid Kohler, LLA

Kerry Pehnke, PE

Michael Crackel, Architect

Paul Phillips, PP

**Exhibits**

A1 – Aerial

A2 – Site rendering

A3 – Overall key map (stream buffer conservation easement)

A4 – Pedestrian path & signs

A5 – First floor plan sheet A1

A6 – Second floor plan sheet A2

- A7 – Third floor plan sheet A3
- A8 – Elevations Sheet A4
- A9 – Color elevations Sheet A5
- A10 – Clubhouse plan & elevations

Mr. Petrino opens with a brief description of the proposal in front of the board along with their prior approvals. The first witness called is Ingrid Kohler, LLA. She begins her testimony with describing the property in question and explains prior approval for office use as a Phase 2 for the existing Waterview Center. This allowed for construction of the current two basins, a pedestrian bridge and a vehicle bridge. Ms. Kohler then goes on to describe the overall site plan. There will be three buildings with an oriented view of the basins. There is a walking path throughout the property with a possible future connection with Waterview Center Phase 1 and Klockner Road. The amenity area will be in the rear of the property. Discussions were had regarding stream buffer conservation easement. The next witness called is Mr. Korkuch. He goes into details regarding storm water management and pump station on site. Mr. Crackel is called next to provide architectural testimony. Traffic testimony is then provided by Ms. Pehnke, PE. Mr. Phillips is called to provide testimony on the parting setback variance being requested.

Township professionals are then sworn in. Donna Miller, PP, Clark Caton Hintz, reads into record her memo dated February 21, 2023. William Long, PE, Alaimo Group, reads into record his memo dated February 21, 2023.

Discussions followed.

Public portion is opened and no one comes forward.

The application is then unanimously approved with a motion by Mr. Kasabach and second by Mr. Abbott.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Planning Board Regular meeting which was held on February 23, 2023 was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on March 9, 2023.

Sabrina Bowling  
Date:

S Bowling  
3-10-23