



**MINUTES OF MEETING
HAMILTON TOWNSHIP PLANNING BOARD
April 13, 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
Jennifer Coffey
Charles Whalen
Richard Conti

Robert Calabro
Latoya Wilson
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. 22-03-005 – Approved Unanimously

Type: Residential

Owner/Applicant: Cynthia & William Baker

Application No. 22-07-013– Approved Unanimously

Type: Business

Owner/Applicant: Albon Holdings

Application No. 22-09-019– Approved Unanimously

Type: Residential

Owner/Applicant: Dharmesh Patel

Application No. 22-11-027– Approved Unanimously

Type: Business

Owner: Genesis Biotechnology Campus, LLC

Applicant: Sherute LLC

NEW APPLICATIONS

Application No: 23-03-007

Type: Business

Owner/Applicant: 6 Young's Road, LLC

PROPOSAL: Expanding construction yard

REQUEST: Waiver of parking standards

Location: 6 Young's Road; Map 2; Section 1509; Lot 1

Zone: MFG

The Board must act by August 9, 2023

Frank Petrino, Esq
Rich Pulaski
Rob Korkuch, PE, PP

Exhibits

A1 – Sheet 1, color aerial
A2 – Sheet 2

Mr. Petrino opens with describing the property in question and proposal set before the Board. The equipment being used and stored on site are heavy industrial machinery which have a traction system rather than typical tires. The use of asphalt would be a detriment as the machine would continually damage the surface, as such the applicant is requesting a waiver to allow for stone parking area.

Mr. Korkuch then goes over approvals that have been requested from DEP and confirms area of disturbance as 10,379sqft. Township professionals are then sworn in. Samantha Brow, Township Engineer, reads into record her memo dated April 12, 2023 and Robert Poppert, Township Planner reads into record his memo dated April 12, 2023.

Public portion is opened and comments were made by the following:

Ames Hoyt, 29 Country Lane

The application is then unanimously approved with a motion from Mr. Maloney and second by Mr. Calabro.

Application No: 22-07-012 – Carried to Regular Meeting April 27, 2023

Type: Business

Owner: 2367 Kuser Rd LLC

Applicant: Kuser Road Investments LLC

PROPOSAL: Constructing a 64,355sqft warehouse

REQUEST: Preliminary & final site plan approval, variance relief from lot area

Location: 2367 Kuser Road; Map 231; Section 2575; Lots 167-170

Zone: RD

The Board must act by April 30, 2023

RESOLUTION REVIEW

Authorizing T&M as consultant for investigation – Approved Unanimously

Resolution 23-121 - Resolution authorizing and directing the Planning Board of the Township of Hamilton to undertake a preliminary investigation to determine whether a certain area within the Township qualifies as a condemnation area in need of redevelopment (Block 1922 Lots 5 & 7)

I hereby certify that the Minutes of the Meeting of the Hamilton Township Planning Board Regular meeting which was held on April 13, 2023 was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on May 11, 2023.



Sabrina Bowling

Date: May 12, 2023