



**MINUTES OF MEETING
HAMILTON TOWNSHIP PLANNING BOARD
May 25, 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	Robert Calabro
Haig Kasabach	Latoya Wilson
Jennifer Coffey	Richard Agabiti
Charles Whalen	Joseph Abbott
Ed Pattik	

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: 23-03-007 – Approved unanimously

Type: Business

Owner/Applicant: 6 Young's Road, LLC

HOMEOWNER APPLICATIONS

Application No: 23-03-005

Type: Residential

Owner: Irene Johnson

Applicant: Prentice Ames

PROPOSAL: Creating 2 lots

REQUEST: Minor subdivision approval, variance from front & side setback (existing house) and side setback & distance to house of existing accessory building

Location: 22 Borden Avenue; Map 196; Section 2313; Lot 4

Zone: R-7

The Board Must Act by August 31, 2023

Ben Sharlin

Donna Bullock, PE

Exhibits

A1 – Subdivision plan

A2 – Property survey

Donna Bullock, PE, gives brief opening statement regarding application in front of the board. The property in question is on the corner of Borden Avenue and Rennie Street. The existing dwelling is attached to 20 Borden Avenue, therefore a lot line adjustment would not be viable and this request would subdivide lot 4 to create a new lot. This new lot will be

sold to contract purchaser to construct a two-story single family dwelling. Frontage will be on Borden Avenue with the detached garage and driveway on Rennie Street. Discussions followed. Township professionals are then sworn in. Robert Poppert, Township Planner, reads into record his memo dated March 15, 2023. Samantha Brown, Township Engineer, reads into record her memo dated May 3, 2023. More discussions followed. Public portion is opened and no one comes forward. The application is then unanimously approved with a motion from Ms. Coffey and second by Ms. Wilson.

NEW APPLICATIONS

Application No: 23-04-011

Type: Business

Owner: FRG-X-NJ I, LP

Applicant: Mule Extracts LLC

PROPOSAL: Using 8,790sqft of existing 45,878sqft building for cannabis manufacturing facility

REQUEST: Preliminary & final site plan approval

Location: 14-16 Thomas J Rhodes Ind Drive; map 2; Section 1519; Lot 11

Zone: MFG

The Board Must Act by July 3, 2023

Dino Spadaccini, Esq

Robert Wilder Sampson

“Duke” Forward Wiser

Jim White

Chuck Latini, PP

Exhibits

A1 – Site plan

A3 – Zones

A6 – Security Plan

Mr. Spadaccini gives opening statement regarding application in front of the Board. He then calls on the applicant, Mr. Sampson, to provide operational testimony. The facility will be run during normal business hours and he is looking to hire locally. Mr. Wiser is then called on to provide testimony regarding the order mitigation system. Mr. White is up next to provide testimony regarding security measures at this site. Planning testimony is then provided by Mr. Latini. Discussions followed. Township consultants are then sworn in. Doug White, PE and Adam Bradford, PP, T&M Consulting, read into record their memo dated May 19, 2023. Public portion is opened and no one comes forward. The application is then unanimously approved with a motion by Mr. Maloney and second by Mr. Whalen.

Application No: 23-04-012

Type: Business

Owner: Cam Hamilton Center One, LLC/Cam Hamilton Center Two, LLC

Applicant: Sun Extractions Inc

PROPOSAL: Using 6,796sqft of existing 13,592sqft building for cannabis manufacturing

REQUEST: Preliminary & final site plan approval

Location: 9 South Gold Drive; Map 234; Section 2597; Lot 5

Zone: RD

The Board Must Act by July 3, 2023

Dino Spadaccini, Esq

Chuck Latini, PP

Steve Lovas

“Duke” Forward Wiser

Michael Marino

Exhibits

A1 – Site plan

A2 – Site plan

A3 – Security plan

Mr. Spadaccini gives brief overview to this application. Mr. Latini is then called to provide planning testimony. The application intends to use a portion of the existing building and will work to comply with parking standards along with any other tenants who may occupy the other portion. Mr. Lovas is called to provide operational testimony. Mr. Wisner gives odor mitigation testimony and Mr. Marino provides security process. Discussions followed. Doug White, PE and Adam Bradford, PP, T&M Consulting, read into record their memo dated May 19, 2023. Public portion is opened and no one comes forward. The application is then unanimously approved with a motion by Mr. Kasabach and second by Ms. Coffey.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Planning Board Regular meeting which was held on May 25, 2023 was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on July 27, 2023.



Sabrina Bowling

Date: 7-28-23