



**Hamilton Environmental Commission**  
2090 Greenwood Ave., Hamilton, NJ 08609  
Madison Mather, Secretary  
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Email: [mmather@hamiltonnj.com](mailto:mmather@hamiltonnj.com)

**HAMILTON TOWNSHIP ENVIRONMENTAL COMMISSION**  
**AGENDA FOR WEDNESDAY, MARCH 8, 2023**

**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.

**B. Roll Call**

<input type="checkbox"/> John Balletto	<input type="checkbox"/> Clinton Griggs	<input type="checkbox"/> Haig Kasabach
<input type="checkbox"/> Karl Vetter	<input type="checkbox"/> Ann Wolf	<input type="checkbox"/> Nicole Provost
<input type="checkbox"/> Robert Benjamin	<input type="checkbox"/> JoAnne Bruno	<input type="checkbox"/> Julia Garcia
<input type="checkbox"/> Andrew Garcia	<input type="checkbox"/> Carrie Feuer	<input type="checkbox"/> Rick Tighe

**Green Team**

<input type="checkbox"/> Cathy Wagner	<input type="checkbox"/> Theodore Buehler	<input type="checkbox"/> Patrick Nemes
<input type="checkbox"/> Claudia Shaughnessy		

**C. Approval of Minutes (February)**

**D. Green Team:**

1. Community Garden: JoAnne Bruno
2. Pollinator/Rain Gardens & Signs: Claudia Shaughnessy/Patrick Nemes/Rob Benjamin
  - i. Donation to the garden effort

**E. Old Business:**

1. April 15 - stream and community cleanup: Haig Kasabach/Jim Wyrrough
  - i. Watershed Institute update
2. Planning of the Rain Barrel event: Karl Vetter
3. Council/Mayor's Liaison Update: Carrie Feuer/Rick Tighe

4. Invasive species update: John Balletto
  - i. Policy for planting invasive species in public spaces: Carrie Feuer
5. Grants: Clint Griggs
6. Food Waste Recycling update: Cathy Wagner/JoAnne Bruno
7. Groveville Fire House property update: Clint Griggs
8. ERI: Clint Griggs

**F. New Business:**

1. Mail from NJDEP
2. General Discussion: members

**G. Land Use Applications:**

Application No: 23-01-002

Type: Business

Owner: JDN Real Estate – Ham L.P.

Applicant: McDonalds USA, LLC

PROPOSAL: Creating A dual order point drive thru configuration at existing McDonalds

REQUEST: Preliminary and final site plan approval – waiver of items

10,12,13,24,34,35,37-39. Checklist 2A + 2B variance from impervious coverage, driveway, separation and drive thru barrier

Location: 855 Marketplace Blvd; Map 301; Section 2613; Lot 34

Zone: RD

Application comments due by February 15, 2023

<https://www.dropbox.com/sh/27mfj8606uabtql/AACCDG8bvmVcqZtfkETHUUs4a?dl=0>

Application No: 22-05-009 - REVISED

Type: Business

Owner: Twin Ponds Owner LLC / Pond Court Realty LLC

Applicant: Twin Ponds Owner

PROPOSAL: Constructing a 98,700 Sq Ft senior apartment building (69 Units)

REQUEST: Revised preliminary and final site plan (amend recreation facilities and phase 3 layout)

Location: Yardville Hamilton Sq Rd; Map 213; Section 2173; Lot 21.01/21.01/21.03

Zone: RD

Application comments due by February 15, 2023

<https://www.dropbox.com/sh/k6embpzfpr8efhc/AADsbyvZTGmdRxuzSP1G5Luia?dl=0>

Application No: 22-09-018 - REVISED

Type: Business

Owner: Whiteage Printing/Joseph Streno/Ansley Williams/Crestwood Ventures

Applicant: Denholtz Acquisitions LLC

PROPOSAL: Constructing a 60,000 Sq Ft flex building

REQUEST: Minor subdivision approval, preliminary and final site plan, variance reflex from lot area, parking buffer and beam

Location: 2550,2544,2538,2526 Kuser Rd; Map 213/232; Section 2173; Lot 13.01/14/15/16.01

Zone: RD

Application comments due by February 15, 2023

<https://www.dropbox.com/sh/c4pn25u5nd84jhh/AAD2CjkWzhvIBTF8u-koCk2a?dl=0>

Application No: 22-09-018 - REVISED

Type: Business

Owner: Walnut State Properties LLC

Applicant: Herb-A-More LLC

PROPOSAL: Using existing 51,374 Sq Ft building for cannabis cultivation and manufacturing.

REQUEST: Preliminary and final site plan approval

Location: 1218 Walnut Ave; Map 81; Section 1730; Lot 3

Zone: IND

Application comments due by February 15, 2023

[https://www.dropbox.com/sh/cm6txttenh4grjo/AChRqw9MZMXMzn\\_3vWFUSpla?dl=0](https://www.dropbox.com/sh/cm6txttenh4grjo/AChRqw9MZMXMzn_3vWFUSpla?dl=0)

Application No: 22-11-028 REVISED

Type: Business

Owner: 1437 East State St LLC

Applicant: 1437 East State St LLC

PROPOSAL: Constructing a 147,610 sq ft warehouse addition to A 67,124 sq ft existing warehouse.

REQUEST: Preliminary and final site plan approval

Location: 1437 East State St; Map 81; Section 1730; Lot 4

Zone: IND

Application comments due by March 15, 2023

<https://www.dropbox.com/sh/7ku11yribfmmofc/AADAmwhQx7CEYA8nOMG3K2cIa?dl=0>

Application No: 21-11-043 REVISED

Type: Business

Owner: Extreme Construction Inc

Applicant: Amber Crystal Enterprise LLC

PROPOSAL: Constructing a 1,800 sq ft addition to an existing garage & 9,000 sq ft pole barn

REQUEST: Preliminary and final site plan approval

Location: 20 Nami Lane; Map 12; Section 1520; Lot 17

Zone: IND

Application comments due by February 15, 2023

<https://www.dropbox.com/sh/rujzs59lw9ejddu/AACJpCZK-mPd99syLi0SO7pCa?dl=0>