



**Township of Hamilton Planning Board**  
**Township of Hamilton, Mercer County, New Jersey**  
**Regular Meeting – March 24, 2022**  
**Hamilton Township Senior Center, 409 Cypress Lane**  
**Tentative Agenda**  
***The Order In Which Applications Are Heard May Vary***

- A. Public hearing to start at 6:00 p.m.
- B. Flag Salute
- C. Roll Call
- D. This meeting is being held in compliance with the Open Public Meetings Act, and proper notice has been given.
- E. The ordering of this agenda is based on the deadline for Planning Board Action as established by the New Jersey Municipal Land Use Law and secondly by the date received by the Administrative Officer.
- F. "Opening Testimony on any given case shall be presented by the Township staff, to be followed by the testimony of the applicant. This procedure may be reversed at the discretion of the Board Chairman upon staff request."
- G. **Adoption of minutes from Planning Board Meetings February 8, 2022 and February 24, 2022.**
- H. **RESOLUTION OF MEMORIALIZATION**
  - 1. Application No. 20-01-005**  
Type: Business  
Owner: Jorgen Realty  
Applicant: Superior Landscape & Design
  - 2. Application No. 21-01-004A**  
Type: Business  
Owner/Applicant: Mercer Property LLC, Mercer Property II LLC, Mercer Property III LLC
  - 4. Application No. 21-09-036**  
Type: Business  
Owner/Applicant 1531 & 1651 Klockner Road LLC
  - 3. Application No. 21-12-053**  
Type: Residential  
Owner/Applicant: Pierre Striplet

**4. Resolution Review 22-085 – 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**

**I. RESOLUTION REVIEW**

**Resolution 22-155: Ordinance 22-013 Amending and supplementing the Code of the Township of Hamilton, New Jersey, Chapter 550, Land Development, Article III, District Regulations, §550-81, REO-2, REO-4, and REP-5, Research, Engineering and Office Districts, and RD Research and Development Districts**

**J. 2021 Hamilton Township Master Plan Reexamination Report - The Planning Board will consider the adoption of the 2021 Amended Master Plan Reexamination Report of the Township of Hamilton prepared by Clarke Caton Hintz pursuant to N.J.S.A. 40:55D-89.**

**K. NEW APPLICATIONS**

**Application No: 21-08-032 - REVISED**

**Type: Business**

**Owner: Aldi, Inc**

**Applicant: AZ Hamilton LLC**

**PROPOSAL: Constructing a 6,796sq ft Auto Zone**

**REQUEST: Preliminary & final site plan, minor subdivision, variance from maximum impervious coverage, number & width of parking spaces, and number of wall signs**

**Location: 2735 S. Broad Street; Map 279; Section 2451; Lot 2**

**Zone: HC**

**Board must act by June 1, 2022**