



**Township of Hamilton Planning Board  
Township of Hamilton, Mercer County, New Jersey  
Regular Meeting – May 11, 2023  
Council Chambers**

**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 March 9, 2023 and April 13, 2023**
- H. **RESOLUTION OF MEMORIALIZATION**  
**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF HAMILTON  
RECOMMENDING THAT TAX BLOCK 1922, LOTS 5 AND 7, LOCATED WITHIN THE  
TOWNSHIP, BE DESIGNATED AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT  
PURSUANT TO A PRELIMINARY INVESTIGATION AND SUBJECT TO THE LOCAL  
REDEVELOPMENT AND HOUSING LAW**
- I. **NEW APPLICATIONS**
  - 1. Application No: 23-04-009**  
Type: Business  
Owner/Applicant: Hamilton Post 31 American Legion  
PROPOSAL: Installing a 12sqft freestanding sign  
REQUEST: Waiver of sign standards (setback)  
Location: 1490 S. Olden Avenue; Map 178; Section 2142; Lot 12  
Zone: GC  
The Board Must Act by August 19, 2023
  - 2. Application No: 22-09-018 – Carried to Regular Meeting July 13, 2023**  
Type: Business  
Owner: White Eagle Printing/Joseph Stremlo/Ainsley Williams/Crestwood Ventures  
Applicant: Denholtz Acquisition LLC  
PROPOSAL: Constructing a 60,000sqft flex building

**REQUEST:** Minor subdivision approval, preliminary & final site plan, variance relief from lot area, parking buffer and berm

**Location:** 2550, 2544, 2538, 2526 Kuser Road; Map 213/232; Section 2173; Lots 13.01, 14, 15, 16.01

**Zone:** RD

**The Board Must Act by July 31, 2023**

[https://www.dropbox.com/sh/r6jhnyjatwivs5v/AABJ\\_J2wBA3dTbGFrOGfzDyva?dl=0](https://www.dropbox.com/sh/r6jhnyjatwivs5v/AABJ_J2wBA3dTbGFrOGfzDyva?dl=0)