



**Township of Hamilton Planning Board  
Township of Hamilton, Mercer County, New Jersey  
Regular Meeting – May 25, 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. **RESOLUTION OF MEMORIALIZATION**
  - 1. Application No: 23-03-007**  
Type: Business  
Owner/Applicant: 6 Young's Road, LLC
- H. **HOMEOWNER APPLICATIONS**
  - 1. 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  
<https://www.dropbox.com/sh/t526xr22htby6io/AAAfKfeIN1-epuX4es30cDI2a?dl=0>
- I. **NEW APPLICATIONS**
  - 1. 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**

<https://www.dropbox.com/sh/9cgqudb0i7baxto/AABogQQPmNKGHLVbVCy0sKwfa?dl=0>

**2. 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**

[https://www.dropbox.com/sh/q55yrsazat1umck/AACJHzTUHW5HYw\\_IbTMGUF6Za?dl=0](https://www.dropbox.com/sh/q55yrsazat1umck/AACJHzTUHW5HYw_IbTMGUF6Za?dl=0)