



**MINUTES OF MEETING
HAMILTON TOWNSHIP PLANNING BOARD
January 26, 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:

Robert Calabro	Haig Kasabach
Latoya Wilson	Charles Whalen
Jennifer Coffey	Richard Agabiti
Joseph Abbott	

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: 19-04-016A – Approved Unanimously

Type: Business

Owner/Applicant: Harvest 787 Route 33

Application No. 21-09-036– Approved Unanimously

Type: Business

Owner/Applicant: 1531 & 1651 Klockner Road

HOMEOWNER APPLICATIONS

Application No: 22-09-019 – Denied without Prejudice

Type: Residential

Owner/Applicant: Dharmesh Patel

PROPOSAL: Constructing a second driveway

REQUEST: Waiver of driveway standards, waiver of fence standards and checklist waiver.

Location: 2852 Nottingham Way; Map 72; Section 1808; Lot 11

Zone: R-7

The Board must act by January 28, 2023

NEW APPLICATIONS

Application No: 22-03-005

Type: Residential

Owner/Applicant: Cynthia & William Baker

PROPOSAL: Creating 3 lots

REQUEST: Minor subdivision approval

Location: 11 Edgebrook Road; Map 302; Section 2713; Lot 2

Zone: RRC

The Board must act by March 22, 2023

William Baker, Sr.

William Baker, Jr.

Exhibit

A1 – Subdivision plan sheet C-2

Mr. Baker Sr. explains he has a large lot and wishes to subdivide into 3 lots. The existing house will remain on the principal lot A. They will construct a house on lot C and leave lot B for agriculture and possible future improvements. Township professionals are then sworn in. Samantha Brown, Township Engineer, reads into record her memo dated November 22, 2022. Robert Poppert, Township Planner, reads into record his memo dated January 11, 2023. Public portion is opened and no one comes forward. There are discussions on stream buffer, driveway, curb and sidewalks. The application is then unanimously approved with a motion by Ms. Coffey and second by Mr. Abbott.

Application No: 22-07-013

Type: Business

Owner/Applicant: Albon Holdings

PROPOSAL: Constructing a 2,399sqft drop-off addition to existing car dealership

REQUEST: Preliminary & final site plan approval

Location: 607 Route 33; Map 92; Section 1824; Lot 4.01

Zone: HC

The Board must act by January 28, 2023

Dino Spadaccini, Esq

Exhibit

A1-A2. 2023-01-26 Rendering

A3. 2023 0106 ... Elevations

A4. 2023 0106 ... Floor Plan

A5. Image.jpeg

Mr. Spadaccini open with describing the current conditions of the proposal in front of the board. The property in question is the Haldeman Ford Dealership which has been in existence since 1968. The drop off location to their service area is currently an open area with an overhang which they will be enclosing. The only other improvements proposed is for maintenance of their landscaping and fence in the rear of property which is the buffer to the existing residential homes, as well as enclosing their trash receptacle. They are also looking to revise their way finding signs. They currently have two EV charging stations and they will be installing an additional four.

Township professionals are then sworn in. Rick Hunt, PP, Alaimo Group, reads into record his memo dated January 19, 2023. William Long, PE, Alaimo Group, reads into record his memo dated January 19, 2023.

Public portion is opened and comments were made by the following:

Bart DiNola, 232 Trenton Avenue

Discussions ensued regarding the plantings and fence adjacent to the residential properties to the rear.

The application was then unanimously approved with a motion by Mr. Kasabach and second by Ms. Wilson.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Planning Board Regular meeting which was held on January 26, 2023 was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on March 9, 2023.

Sabrina Bowling

Date:

S Sabrina Bowling
3-10-23