



**MINUTES OF MEETING
HAMILTON TOWNSHIP ZONING BOARD
February 8, 2022**

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:

Joseph Weber	James Kochenour
Barry Zadworny	Ileana Schirmer
Anthony Angelico	Jamie Volkert
Angela Evans	Sean Carter

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 Zoning 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.

NEW APPLICATIONS

Application No: 21-11-042 Testimony to continue at Regular Meeting March 8, 2022

Type: Business

Owner: Lukoil North America LLC

Applicant: Mercerville Equities, LLC

PROPOSAL: Constructing a 2,325sq ft Chipotle

REQUEST: Use variance, preliminary & final site plan approval, variance relief from lot coverage, area, frontage, depth, side yard setback, number of parking spaces, buffer, driveway distance to ROW & intersection

Location: 249 Route 33; Map 90; Section 1799; Lot 4

Zone: HC

Board must act by June 3, 2022

Keith Davis, Esq

Lori Pellegrino

Robert Warshefski

Robert Hunter, PE

Nathan Mosley, PE

John McDonough

Ryan Turner

Chris Ward

Exhibits

A1 – Architectural plans, sheets 1-4

A2 – Site plan, sheets 4 & 8

A3 – Truck turning pages 1-3

Mr. Davis opens with brief description of current site and proposal. First witness called is Lori Pellegrino, Real estate manager for Chipotle. She provides testimony on the operations of the business. This application is part of their "Chipotlane" promotion, which means customers order and pay on their app and pick up at the window

during an assigned time slot. There is no menu board, speaker or payment in the drive-up lane. There will also be a dining room inside to order and sit down to eat. Their hours of operation will be approximately 11am to 10pm with 8 to 10 employees per shift. Deliveries and garbage collection will be outside of business hours. Next witness called is Robert Warshefski, architect. Mr. Warshefski states there will be 42 indoor seats and outdoor patio with 20 seats. He then goes on to explain the design elements. Robert Hunter is called upon next to provide engineering testimony. There are currently four access points to the site, this plan removes two access points on Whitehorse Mercerville road. There will be an entrance on State Route 33 with a right turn out only and full access on Eaton Avenue. Mr. Hunter states there are 17 parking spaces proposed where 38 is required based on a seat count of 55. Testimony was then presented on storm water, lighting and landscaping. Further discussions on sight triangle and DOT Approvals.

Ms. Pellegrino was recalled to provide more operational testimony. It was agreed that the lighting would be dimmed or turned off in certain areas during the overnight hours once the last shift leaves the premises.

Nathan Mosley, PE, was called upon next to provide traffic testimony.

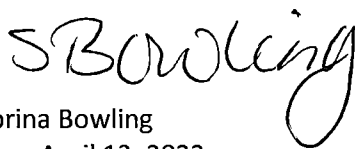
Public portion was opened and comments were made by the following:

Todd O'Grady, 225 Clifford Avenue

Peter Caffrey, 325 Eaton Avenue

It was then determined testimony cannot be concluded tonight and will need to continue at regular scheduled meeting of March 8, 2022.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on February 8, 2022, was approved and adopted as written at a Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on April 12, 2022.



Sabrina Bowling

Date: April 13, 2022