



**MINUTES OF MEETING
HAMILTON TOWNSHIP PLANNING BOARD
February 10, 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:

Michael Maloney	Haig Kasabach
Rob Calabro	Latoya Wilson
Mark Murranko	Joseph Abbott
Richard Conti	Jennifer Coffey

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.

Adoption of minutes from Planning Board Meetings December 9, 2021 and January 27, 2022 were approved unanimously

HOMEOWNER APPLICATIONS

Application No: 21-12-053

Type: Residential

Owner/Applicant: Pierre Striplet

PROPOSAL: Constructing a horseshoe driveway

REQUEST: Waiver of driveway standards and checklist waiver

Location: 1948 Yardville Hamilton Square Road; Map 187; Section 1975, Lot 6

Zone: R-10

Board must act by May 13, 2022

Pierre Striplet

Mr. Striplet is sworn in and explains he is requesting a horse-shoe shape driveway due to heavy traffic on his street. Most surrounding neighbors also have horse-shoe shaped driveways for safety instead of backing out of property. Township professionals are then sworn in. Robert Poppert, Township Planner, reads into record his memo dated January 18, 2022. Samantha Brown, Township Engineer, has no concerns other than comments in her January 13, 2022 memo. Public portion is opened and no one comes forward. The application is then unanimously approved with a motion from Mr. Abbott and second by Ms. Wilson.

NEW APPLICATIONS

Application No: 21-09-036 REVISED

Type: Business

Owner/Applicant: 1531 & 1651 Klockner Rd LLC

PROPOSAL: Constructing 388 Rental Units

REQUEST: Preliminary site plan, variance from size of club house, waiver of lighting standards and minimum drive aisle width

Location: Klockner Road; Map 119; Section 1922; Lots 26, 27, 34

Zone: A/T

Board must act by April 9, 2022

Frank Petrino, Esq

John Kornick, PE, PP

Betsy Dolan, PE

Tiffany Morrissey, PP

Laura Staines Giardino, Architect

Exhibits

A1 Aerial color rendering

A2 Grading rendering

A3 Concept design, 5 sheets

A4 Floor plans – Building 2 and Building 4

A5 Clubhouse with floor plan

Mr. Petrino, gives opening with brief overview of location and affordable housing element of the proposed plan. First witness called is Mr. Kornick to provide engineering testimony. He describes the current site conditions along with the proposed improvements. He describes the layout of the development including parking and circulation. There will be a total of 388 units with 78 of them being affordable and dispersed throughout the buildings. The clubhouse will have 73 parking spaces, whereas 65 are required. The apartments will have 842 parking spaces, well exceeding the requirement of 757 per RSIS standard, a portion of those spaces will be open garages for rent. They have also incorporated areas for EV charging stations. Mr. Kornick then describes their storm water management system. Discussions followed. The next witness called is Architect Mrs. Staines Giardino. She describes the mixture of units for each building and the elevations, along with the clubhouse. Mr. Dolan is called next to provide traffic testimony. Planning testimony was then provided by Ms. Morrissey. More discussions followed.

Township consultants were then sworn in. Jeff Richet, PE, ACT Engineers, last revised memo dated January 17, 2022.

Rick hunt, PP, Alaimo Group, last revised memo dated January 20, 2022.

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

Stuart Lieberman

Mark Hermann, PE

More discussions were had.

The application is then unanimously approved with a motion by Mr. Abbott and seconded by Mr. Kasabach.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Planning Board Regular meeting which was held on February 10, 2022 was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on March 24, 2022.



Sabrina Bowling

Date: March 25, 2022