



**MINUTES OF MEETING  
HAMILTON TOWNSHIP PLANNING BOARD  
April 28, 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
Pat Papero	Joseph Abbott
Richard Conti	Richard Agabiti

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: 21-11-044 – Approved unanimously

Type: Business

Owner/Applicant: BDA Hamilton LLC

Ordinance 22-013 – Approved unanimously

2021 Hamilton Township Master Plan Reexamination Report – Approved unanimously

**NEW APPLICATIONS**

Application No: 21-06-029

Type: Business

Owner: A-Z Properties, LLC

Applicant: Anantaya Real Estate LLC

PROPOSAL: Using an existing building for a pharmacy/drug store

REQUEST: Preliminary & final site plan, variance relief from side yard setback of accessory building

Location: 2610 Nottingham Way; Map 67; Section 1682; Lots 18/19

Zone: CC

Board must act by July 6, 2022

Dino Spadaccini, Esq

Rob Korkuch, PE, PP

**Exhibits**

A1 – Existing conditions aerial

A2 – Landscaping plan

A3 – Elevations of house and floor plan

Mr. Spadaccini gives brief opening statement of the proposed application in front of the Board. Mr. Korkuch, PE, PP, from ACT Engineering is appearing on behalf of Lanning Engineering, as the plans were prepared under Fran Goeke who has subsequently retired. The property in question is a two-story residence which will be converted to a commercial use with a garage in the rear to be used for storage. The business is primarily delivery based with customers being long term care facilities and other such businesses. There will be handicap access ramp to the entrance in the front with parking in the rear. Hours of operation will be 10am to 6pm Monday through Friday and 10am to 2pm Saturday with one pharmacist, a technician and two temporary drivers. There will be very little trash generated as there is an exchange of empty shipping containers with the delivery of new shipments, minor office refuse will be stored in the garage for pickup. The applicant is proposing 8 parking spaces where 10 are required, which is sufficient because this is a low-intensity use. Testimony also included landscaping and signage. Mr. Korkuch then provides planning testimony.

Township consultants were called upon next. Malvika Apte, PP, CME Associates, reads into record her memo dated April 11, 2022. Jordan Rizzo, PE, reads into record memo dated April 1, 2022 prepared by Trevor Taylor, PE.

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

Denise Zemlansky, Lot 20

Lauren Ramirez, Lot 28

Janice Glonek

Board members recommend a face lift to the existing façade. The application is then unanimously approved with a motion by Mr. Maloney and second by Mr. Conti.

#### Application No: 21-12-052

Type: Business

Owner/Applicant: PSE&G

PROPOSAL: Constructing a 2,700sqft gas regulator station

REQUEST: Preliminary & final site plan approval, conditional use & waiver of fence standards

Location: 1194 Whitehorse Mercerville Road; Map 182; Section 2163; Lot 50.01 Zone: CC

Board must act by June 13, 2022

Tom Letizia, Esq

William Elmer, PSE&G

Erin Abline, PE

Kathy Herring, PP, PE

#### Exhibits

A1 – Aerial Exhibit

A2 – Previous, current & proposed conditions

A3 – Proposed overall site rendering

A4 – Building elevations

Submitted Site Plan references:

Sheet 5 Grading

Sheet 7 Landscape plan

Sheet 8 Lighting

Sheet 16 Circulation plan

Mr. Letizia gives opening presentation on the proposed application and the design waivers. Mr. Elmer is called up to provide operating testimony. Ms. Abline, PE is called next to provide engineering testimony. This facility is an un-manned gas-regulator station with twice a month inspections. There will be one driveway that is paved but the yard itself is to remain gravel with wheel stops for the maintenance vehicle. There are two fences being proposed: side and

rear will be 7' chain-link with barbed wire, along the frontage there is an impasse security fence and there will be three gates provided. NJ BPU states they are required to provide a secure site which necessitates the barbed wire. There will be no access to sewer or water services. The façade will have a similar look to the architecture of the Hamilton Township Municipal building, as this is more pleasing to the passing traffic and integration into the neighborhood. Other improvements proposed are landscaping, lighting, and an infiltration basin. Ms. Herring, PP is called next to provide planning testimony. Township consultants are then sworn in. Emily Goldman, PP, Cark Caton, Hintz, reads into record her memo last revised April 21, 2022. Jeff Richter, PP, ACT Engineers, reads into record his memo dated April 19, 2022. Public portion is opened and no one comes forward. Discussions followed. The application is then unanimously approved with a motion from Mr. Maloney and second by Mr. Papero.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Planning Board Regular meeting which was held on April 28, 2022 was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on July 14, 2022.

S Bowling

Sabrina Bowling

Date: 7-20-22