



**MINUTES OF MEETING
HAMILTON TOWNSHIP PLANNING BOARD
May 11, 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:

Michael Maloney	Robert Calabro
Haig Kasabach	Latoya Wilson
Charles Whalen	Joseph Abbott
Ed Pattik	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.

Adoption of minutes from Planning Board meetings March 9, 2023 and April 13, 2023 – Approved Unanimously

RESOLUTION OF MEMORIALIZATION – Approved Unanimously

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF HAMILTON RECOMMENDING THAT TAX BLOCK 1922, LOTS 5 AND 7, LOCATED WITHIN THE TOWNSHIP, BE DESIGNATED AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO A PRELIMINARY INVESTIGATION AND SUBJECT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

NEW APPLICATIONS

Application No: 23-04-009

Type: Business

Owner/Applicant: Hamilton Post 31 American Legion

PROPOSAL: Installing a 12sqft freestanding sign

REQUEST: Waiver of sign standards (setback)

Location: 1490 S. Olden Avenue; Map 178; Section 2142; Lot 12

Zone: GC

The Board Must Act by August 19, 2023

Richard Fornaro, Esq

Earl Broccolino

Mr. Fornaro gives presentation on request in front of board regarding new signage for Hamilton Post 31 American Legion. The sign is very small in nature, but does not meet the setback requirement due to the existing building and parking lot. Township professionals were sworn in. Samantha Brown, Township engineer, reads into record her memo dated April 20, 2023. Robert Poppert, Township Planner, reads into record his memo dated April 25, 2023. Discussions followed. Public portion was opened and no one comes forward. The application is then unanimously approved with a motion by Mr. Abbott and second by Ms. Wilson.

Application No: 22-09-018 – Carried to Regular Meeting July 13, 2023. No further notice required.

Type: Business

Owner: White Eagle Printing/Joseph Stremlo/Ainsley Williams/Crestwood Ventures

Applicant: Denholtz Acquisition LLC

PROPOSAL: Constructing a 60,000sqft flex building

REQUEST: Minor subdivision approval, preliminary & final site plan, variance relief from lot area, parking buffer and berm

Location: 2550, 2544, 2538, 2526 Kuser Road; Map 213/232; Section 2173; Lots 13.01, 14, 15, 16.01

Zone: RD

The Board Must Act by July 29, 2023

I hereby certify that the Minutes of the Meeting of the Hamilton Township Planning Board Regular meeting which was held on May 11, 2023 was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on July 27, 2023.



Sabrina Bowling

Date: 7-28-23