



**MINUTES OF MEETING
HAMILTON TOWNSHIP ZONING BOARD
May 24, 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
Anthony Angelico	Jamie Volkert
Angela Evans	Sean Carter
Ileana Schirmer	

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.

Adoption of minutes from Zoning Board meeting April 12, 2022 and May 10, 2022 – Approved unanimously

HELDOVER APPLICATIONS

Application No: 21-12-050 - Testimony to continue at future date, applicant to re-notice.

Type: Business

Owner: Harveer Singh, Upinder Singh, Kujit Singh

Applicant: Vessel RE Holdings LLC

PROPOSAL: Constructing a 5 story apartment building (48 market units/12 affordable)

REQUEST: Use variance (d1 & d4), preliminary & final site plan, variance from lot area, frontage, width, side yard setback, landscape buffer, conservation area, parking setback, waiver of parking space size, drive aisle width, number of spaces and tree preservation

Location: 1472 Kuser road; Map 180; Section 2163; Lot 18

Zone: GSC

Board must act by July 21, 2022

Richard Fornaro, Esq.

Josh Levy, Executive VP Vessel

Jose Lazzo, PE

Daniel McGuinness, PE

Jim Kyle, PP

Exhibits

A1 – Site Plan page 4

A2 – Revised Site Exhibit

Mr. Fornaro gives opening statement introducing the application and requests to hold planning testimony to future meeting as changes are being made which may impact the report. Chairman Weber is requesting the

planner provide testimony on the use variance. Discussions followed. Mr. Levy is called to provide background on Vessel Technologies and a brief overview of the improvements for the parcel in question for this application. Mr. Lazzo is called next to provide engineering testimony. There were lengthy discussions on the parking waivers being requested. The applicant is required to provide 104 parking spaces for 60 units, whereas 70 are being proposed. There are 10 are make ready electric vehicle only and 3 handicap accessible, therefore bringing the total spaces available to 57. Revisions to drive aisles are being made due to comments by the Fire Official. There will be a storm water management basin in the rear of the property. Mercer County is requiring a side walk across the frontage of the property and Township consultants are requesting sidewalk from the building to the entrance of the property. Next up is traffic testimony from Mr. McGuinness. More discussions followed. Township consultants are called upon next. Doug Johnson, PE, Remington & Vernick, reads into record his memo dated April 13, 2022. Mr. Trescott, PP, Remington & Vernick, provides comments for Joseph Petrongolo, PP regarding his memo dated March 31, 2022.

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

Kiara Mudd and Charles Holder, 1476 Kuser Road

Tom Gurlavich, 187 Carlisle Avenue

Beau Gurlavich, 1461 Kuser Road

Mary Kate Stines, 42 Perilli Drive

John Mahoney, 1481 Kuser Road

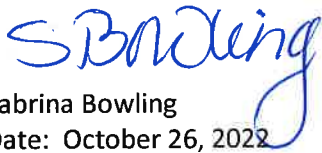
Maria Silakowski, 2491 Sylvan

Ron Constantino, Sylvan Avenue

Andrew Myefski, 2488 Sylvan Avenue

Final comments by board members included addressing: trash pickup, snow plowing, onsite maintenance workers, types of units, architectural and construction materials.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on May 24, 2022, was approved and adopted as written at a Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on October 25, 2022.



Sabrina Bowling

Date: October 26, 2022