



**MINUTES OF MEETING  
HAMILTON TOWNSHIP PLANNING BOARD  
June 8 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	Richard Agabiti
Charles Whalen	Ed Pattik
Joseph Abbott	Richard Conti

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: 23-04-009 – Approved unanimously

Type: Business

Owner/Applicant: Hamilton Post 31 American Legion

Board Discussion and Revote on Adoption of Section 5, Land Use Element, of the 2021 Amended Hamilton Township Master Plan Reexamination Report – Approved unanimously

The Planning Board will reconsider the adoption of Section 5 of the 2021 Amended Master Plan Reexamination Report of the Township of Hamilton prepared by Clarke Caton Hintz pursuant to N.J.S.A. 40:55D-89 and in accordance with the March 29, 2023 Remand Order of the Honorable Robert Lougy, A.J.S.C.

**NEW APPLICATIONS**

Application No: 22-10-023

Type: Business

Owner: Walnut State Properties LLC

Applicant: Herb-a-More, LLC

PROPOSAL: Using existing 51,374sq ft building for cannabis cultivation & manufacturing, variance for impervious coverage

REQUEST: Preliminary & final site plan approval

Location: 1218 Walnut Avenue; Map 81; Section 1730; Lot 3

Zone: IND

The Board Must Act by September 29, 2023

Dino Spadaccini, Esq

Jim Kyle, PP

Tong Diggan, PE

Ernesto Becerril

Brett Roberts

"Duke" Forward Wisser

Mike Marion

Exhibits

A1 – Aerial exhibit

A2 – Site plan

A3 – Site rendering

A4 – Pictures of current conditions

A5 – Floor plan

Mr. Spadaccini gives brief opening statement on application in front of the board. The first witness called is Mr. Diggan to provide engineering testimony. He describes the current conditions of the property in question and then goes into the proposed improvements. Discussions were had regarding fencing and driveway access.

Mr. Becerril and Mr. Roberts provide operational testimony, including hours of 4:00am – 1:00am. Mr. Weiser is called upon to provide testimony regarding odor mitigation. Mr. Marino is then called to provide testimony regarding security protocols. Mr. Kyle provides planning testimony. Discussions followed and it is put on record that the use is allowed, but the application does not meet design standards. There are also additional variances for parking and impervious.

Township professionals are then sworn in. Doug Johnson, PE, and Janiza Corbin, PP, Remington & Vernick, read into record their memos dated June 1, 2023.

Public portion is opened and comments were made by:

Ames Hoyt, 29 Country Lane

The application is then unanimously approved with a motion by Mr. Whalen and second by Mr. Agabiti.

Application No: 23-05-014

Type: Business

Owner/Applicant: Sherute LLC

PROPOSAL: Cannabis testing laboratory within existing building

REQUEST: Waiver of site plan review

Location: 1000 Waterview Drive; Map 289; Section 2610 Lot 27.01

Zone: Mixed –use Overlay I

The Board Must Act by September 29, 2023

Michael Butler, Esq

Pete Golden, VP Sherute

Mr. Butler gives opening statement on the application in front of the board. Mr. Golden gives testimony regarding cannabis testing requirements. Integrated Analytical Solutions, LLC is confirmed to be the applicant. The State of New Jersey requires cannabis to be tested at all phases with a licensed testing facility, of which there are only six (6) that have such certifications. With the rapid growth of cannabis retail, manufacturing and growing, the need for more licensed facilities is also growing. This site has been operating as a testing facility since 2013-2014, as such there are minimal improvements needed to conform the to the states requirements, outside of local approvals. Minor improvements include additional cameras, upgrade of filtration system, and key card access to this specific room. They currently have security on site with extra rotations planned. The application is then unanimously approved with a motion from Mr. Kasabach and second by Mr. Pattik.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Planning Board Regular meeting which was held on June 8, 2023 was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on September 28, 2023.

  
Sabrina Bowling  
Date: September 29, 2023