



**MINUTES OF MEETING
HAMILTON TOWNSHIP PLANNING BOARD
July 13, 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	Jennifer Coffey
Latoya Wilson	Ed Pattik
Charles Whalen	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: 23-03-005 – Approved unanimously

Type: Residential

Owner/Applicant: Irene Johnson/Prentice Ames

RESOLUTION REVIEW 23-309 – Approved unanimously

23-031 - Ordinance amending and supplementing the code of the Township of Hamilton, New Jersey, Chapter 550, Land Development, Article III, District Regulations, 550-81, REO-2, REO-4 and REO-5 Research, Engineering and office districts, and RD Research and Development Districts

NEW APPLICATIONS

Application No. 23-07-017

Type: Business

Owner/Applicant: Robert Wood Johnson University Hospital at Hamilton

PROPOSAL: Installing a helistop

REQUEST: Preliminary & final site plan & variance from distance to public road

Location: 1 Hamilton Health Place; Map 143; Section 2169; Lots 7&8

Zone: HH

Board must act by October 28, 2023

Doug Janacek

Chris Roche, PE

David Bogle

Rachel Fifield, PP

Exhibits

A1 – Aerial

A2 – Colored rendering

Mr. Janacek gives opening presentation and explains the exact nature of a helistop, which differs from helipad. Helipads are larger scale and provides refueling and maintenance, whereas a helistop is limited to take off and landing only. This will primarily be for heart patients who require more care at the hospital in New Brunswick, and much faster than an ambulance especially during traffic. The county provided a letter of no interest and final approvals will be had by the FAA and NJ DOT. The first witness called is Mr. Roche who provides the engineering testimony. The current facility is not structurally sound for a roof-top helipad and subsequently needs to be ground level. The proposed location is in the overflow parking lot adjacent to the emergency room. They are proposing a 55'x55' helistop with 8' sidewalk with grass surrounding, this will reduce impervious by .5acre. This will remove 51 parking stalls leaving 1,489, of which only 700 are required by ordinance, still providing a surplus. There will be a 300-400ft buffer to the nearest road/residential property whereas 500ft are required. There will be signage deterring people from walking through the area as fences are not practical for the aircraft and crosswalks would encourage foot traffic. During use, hospital staff will close off the area for pedestrians and vehicles. The next witness called is Ms. Fifield, PP who provides planning testimony. Township professionals are then sworn in. Rick Hunt, PP, Alaimo Group, reads into record his memo dated July 10, 2023. Jeff Richter, PE, ACT Engineers, reads into record his memo dated June 29, 2023.

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

Ames Hoyt, 29 Country Lane

The application is then unanimously approved with a motion by Mr. Maloney and second by Ms. Coffey.

Application No: 22-09-018 – Carried to Regular Meeting July 27, 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

Board must act by July 31, 2023

I hereby certify that the Minutes of the Meeting of the Hamilton Township Planning Board Regular meeting which was held on July 13, 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