



**MINUTES OF MEETING  
HAMILTON TOWNSHIP ZONING BOARD  
July 26, 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:

Jim Kochenour

Ileana Schirmer

Angela Evans

James Harrison

Jamie Volkert

Anthony Angelico

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.

**RESOLUTIONS OF MEMORIALIZATION**

Application No: 21-06-023 – Approved unanimously

Type: Business

Owner/Applicant: 3332 Hamilton Real Estate, Inc.

Application No: 21-11-042 – Motion for reconsideration – Approved unanimously

Type: Business

Owner/Applicant: Mercerville Equities, LLC

Application No: 21-11-042– Approved unanimously

Type: Business

Owner/Applicant: Mercerville Equities, LLC

Application No: 21-12-051– Approved unanimously

Type: Business

Owner/Applicant: Chick-fil-A

Application No: 22-02-002– Approved unanimously

Type: Business

Owner/Applicant: Christ Centered Church

**HELDOVER APPLICATIONS**

Application No: 21-12-050 - Carried to regular meeting September 13, 2022

Type: Business

Owner: Harveer Singh, Upinder Singh, Kujit Singh

Applicant: Vessel RE Holdings LLC

PROPOSAL: Constructing a 5 story apartment building (44 market units/11 affordable)

REQUEST: Use variance (d1 & d4), 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 October 30, 2022

#### NEW APPLICATIONS

Application No: 20-10-039A

Type: Business

Owner/Applicant: Hewitt Street Square LLC

PROPOSAL: Constructing a self-storage facility (8 buildings – 60,525sqft) & billboard 14'x48' and 60' in height

REQUEST: Preliminary & final site plan approval

Location: Hewitt Avenue; Map 216; Section 2176; Lots 2&3

Zone: R-5

Board must act by August 10, 2022

Dino Spadaccini, Esq

John Kornick, PP, PE

James Foran, Architect

Elizabeth Dolan, PE Traffic

#### Exhibits

A1 – Site rendering

A2 – Site plan P1

A3 – Site plan P2

Dino Spadaccini, Esq introduces the application and first witness John Kornick, PP, PE. Mr. Kornick opens with engineering testimony and overview of the current property in question. The site is under and LSRP for cleanup and the site is required to be capped. He then goes on to explain the overall site plan and configuration of storage buildings and office. There will be a retaining wall along Hewitt Street with a black coated fence. He then explains the stormwater maintenance configuration. There will be one employee with business hours being 8am to 6pm. The gates are locked with no access between 12am and 5am with Knox box for emergency personnel. The billboard height has been reduced from 90' which will help reduce the visibility of the neighboring homes. Discussions followed. James Foran is called next to provide architectural testimony and explains design waiver for vertical siding and curbing. Elizabeth Dolan, PE, is sworn in next to provide traffic testimony. Township consultants from Remington & Vernick Engineers are sworn in next. Doug Johnson, PE, reads into record his memo dated June 29, 2022. Martin Trescott, PP, confirms memo from Joseph Petrongolo dated July 8, 2022.

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

Nina Maguire

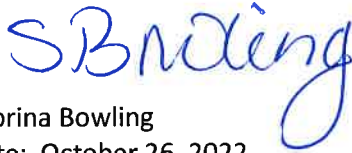
Steve Vignola

Aaron Maguire

The application is then approved unanimously with a motion from Mr. Angelico and second by Ms. Volkert.

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I hereby certify that the Minutes of the Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on July 26, 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