



**MINUTES OF MEETING  
HAMILTON TOWNSHIP PLANNING BOARD  
July 27, 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:

Robert Calabro	Jennifer Coffey
Ed Pattik	Charles Whalen
Richard Agabiti	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.

Minutes for Planning Board Meetings May 11, 2023 and May 25, 2023 were approved unanimously

**RESOLUTIONS OF MEMORIALIZATION**

Application No. 23-05-014- Approved unanimously

Type: Business

Owner/Applicant: Sherute, LLC

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.

Ordinance 23-031 – Approved unanimously

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

**HELDOVER APPLICATIONS**

Application No: 22-09-018

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 August 31, 2023

Dino Spadaccini, Esq

Ryan McDermott, PE

Stacy Gordaychick, Architect

Lou Luglio, PE

Steven Lidster

James Miller, PP

Exhibits

A1- Aerial exhibit

A2 – Color rendering

A3 – Minor subdivision plan

A4 – Proposed Warehouse

A5 - Elevations

Mr. Spadaccini gives opening statement regarding application and ownership. Mr. McDermott is then called to provide engineering testimony. He describes the parcels which make up the property in question and the subsequent subdivision and consolidation or remaining lots. He then goes on to explain the improvements proposed. The only variance is for lot area, they will comply with parking and berm requirements. He then goes on to address lighting, landscaping and stormwater with additional soil testing to be done. Signage will comply with ordinance. Discussions followed regarding stormwater and differences between office, warehouse and flex space. Ms. Gordaychick then gives architectural testimony. They have broken down the space into 3 units of 20,000sqft with 2000sqft reserved for office. Mr. Luglio is called to provide testimony regarding traffic. Discussions followed. Mr. Miller is then called upon to provide planning testimony. More discussions on parking calculations.

Township professionals are then sworn in. Chris Douchney, PP with CME Associates, provides recommendation on parking requirements and goes over review last revised February 23, 2023 prepared by Malvika Apte, PP. Jeff Richter, PE, reads into record his memo dated January 30, 2023 with particular emphasis on stormwater.

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

Ames Hoyt, 29 Country Lane

The board recommends a mitigation plan due to the soils not meeting the groundwater recharge regulations.

The application is then unanimously approved with a motion from Mr. Abbott 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 July 27, 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