

A meeting of the Township of Hamilton Planning Board was held on the above date with Chairman David Wigglesworth presiding. Other members present were Aline Dix, John Kurtz, John Percy and Heather Tomasello. Alternate members present were David Adams and Harry Rogers. Also present were Steven Filippone, Engineer Consultant; Vincent Polistina, Planner Consultant, and John Rosenberger, Solicitor.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Ms. Tomasello moved, seconded by Mr. Percy, to approve the minutes of the meeting of May 2, 2013, as published. SAID MOTION CARRIED WITH FIVE MEMBERS VOTING “AYE”, NO “NAY”, TWO “ABSTAIN”.

Atlantic City Electric Co. – Mr. Wigglesworth announced that the hearing scheduled for Atlantic City Electric Co., Application No. 2013-004 has been rescheduled for June 20, 2013, at the Applicant’s request.

Thomas Lacovara – Ms. Tomasello moved, seconded by Mr. Percy, to adopt the resolution prepared by the Solicitor for Thomas Lacovara, Application No. 2013-002,

ROLL CALL VOTE ON THE ABOVE MOTION:

Mrs. Dix – Aye
Mr. Percy – Aye
Ms. Tomasello – Aye
Mr. Rogers – Aye
Mr. Wigglesworth – Aye

SAID MOTION CARRIED.

Hamilton Mall, LLC – Mr. Percy moved, seconded by Mrs. Dix, to adopt the resolution prepared by the solicitor for Hamilton Mall, LLC, Application 2011-007.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mrs. Dix – Aye
Mr. Percy – Aye
Ms. Tomasello – Aye
Mr. Rogers – Aye
Mr. Wigglesworth – Aye

SAID MOTION CARRIED.

David N. Ketschek (Minor Subdivision) – David Ketschek and Carol Ketschek were present.

Mr. Polistina and Mr. Filippone reviewed their reports, and recommended the application be deemed complete and that certain waivers be granted as no new development was being proposed.

Mr. Percy moved, seconded by Mrs. Dix, to deem Application No.2013-003, submitted by David N. Ketschek, complete for review, with a waiver granted from the requirements for submission of soil boring information, conditioned upon compliance with the recommendations contained within the reports of Steven Filippone, dated May 28, 2013, and Vincent Polistina, dated May 30, 2013. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Mr. Ketschek stated that he was proposing to realign the lot lines of existing Lots 37 and Lot 38 such that an existing shed that is presently located on Lot 37 would be located on Lot 38,

as lot 37 may be sold in the future. Pointing to the subdivision plan, he indicated where the existing and proposed lot lines were located.

Mr. Polistina advised that both lots were presently non-conforming with regard to lot area, and the subdivision was proposing to make Lot 38 conforming, but Lot 37 would be a little more non-conforming.

Mr. Polistina reviewed his report, and noted that a lot area variance was necessary for proposed Lot 37, as well as a side yard setback variance for an existing accessory structure.

Mr. Filippone pointed out that an accessory structure located on Lot 38 which presently does not meet the required setback would meet the setback requirement if the re-subdivision is approved.

Mr. Filippone referred to his report and noted that the requirement for construction of curb and sidewalk would need to be addressed. Mr. Ketschek stated that he would like the Board to grant an exception from those requirements.

Mr. Polistina pointed out there was no sidewalk in the area.

Mr. Filippone advised that there was an existing street light at the intersection of Old River Road and Clarkstown Road that provides adequate lighting.

Mr. Wigglesworth opened the hearing to public comment and there was no response.

Mrs. Dix moved, seconded by Mr. Percy, to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Kurtz moved, seconded by Mrs. Dix, to grant minor subdivision approval to David N. Ketschek, Block 981, Lots 37 and 38, Application No. 2013-003, with exceptions granted from the requirement for installation of curb and sidewalk and variances granted for lot area and accessory structure side yard setback for Lot 37, conditioned upon compliance with the recommendations contained within the reports of Vincent Polistina, dated May 30, 2013, and Steven Filippone, dated May 28, 2013.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Adams – Aye
Mr. Bilicki – Not present
Mr. Cain – Not present
Mr. Cheek – Not present
Mr. Choyce – Not present

Mrs. Dix - Aye
Mr. Kurtz - Aye
Mr. Percy - Aye
Mr. Rogers - Aye
Ms. Tomasello – Aye
Mr. Wigglesworth – Aye

SAID MOTION CARRIED.

Proposal to Review Sign Ordinance Standards – The Board discussed Vince Polistina's proposal to review the sign ordinance and make recommendations to update it, in conjunction with the Subcommittee that was formed for that purpose.

Mr. Percy moved, seconded by Ms. Tomasello, to accept the proposal of Vincent Polistina of Polistina Associates, LLC, dated June 5, 2013, and to authorize him to proceed pursuant to the outline contained therein, with the fees for the services specified within the proposal not to exceed \$4,000.00, without specific authorization from the Board.

Mr. Adams – Aye
Mr. Bilicki – Not present
Mr. Cain – Not present
Mr. Cheek – Not present
Mr. Choyce – Not present

Mrs. Dix - Aye
Mr. Kurtz - Aye
Mr. Percy - Aye
Mr. Rogers - Aye
Ms. Tomasello – Aye
Mr. Wigglesworth – Aye

SAID MOTION CARRIED.

Public Comment – Mr. Wigglesworth opened the meeting to public comment and there was no response.

Mr. Percy moved, seconded by Mrs. Dix, to close the public comment portion of the meeting. SAID MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Adjournment/Atlantic City Electric Co. Rescheduled Hearing Announcement – The meeting was adjourned pursuant to a motion made by Mrs. Dix and seconded by Mr. Percy, but was reconvened in order to announce that the Atlantic City Electric Company application had been rescheduled for the June 20, 2013 meeting, at the request of the Applicant

Mr. Percy moved, seconded by Mr. Kurtz, to adjourn the meeting, SAID MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Respectfully submitted,

Nancy Rainbow,
Planning Board Administrator