

A meeting of the Township of Hamilton Planning Board was held on the above date with Chairman Gordon Dahl presiding. Members present were Harry Bilicki, Charles Cain, Richard Cheek, William Christman, John Kurtz, Roger Silva and David Wigglesworth. Alternate members present were Jack Carson and Harry Rogers. Also present were Charles Endicott, Planner Consultant, Alexander Litwornia, Traffic Engineer Consultant, and John Rosenberger, Solicitor.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Mr. Christman moved, seconded by Mr. Cain, to approve the minutes of the meeting of June 17, 2010, as published. SAID MOTION CARRIED WITH SEVEN MEMBERS VOTING “AYE”, NO “NAY”, TWO “ABSTAIN”.

MetroPCS of Pennsylvania, LLC – Mr. Christman moved, seconded by Mr. Cheek, to adopt the resolution prepared by the Solicitor for MetroPCS of Pennsylvania, LLC, Application No. 2010-06.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Bilicki – Aye	Mr. Christman - Aye
Mr. Cain – Aye	Mr. Kurtz - Aye
Mr. Cheek – Aye	Mr. Wigglesworth – Aye

SAID MOTION CARRIED.

Parish of St. Vincent de Paul – Mr. Christman moved, seconded by Mr. Cain, to adopt the resolution prepared by the Solicitor for the Paris of St. Vincent de Paul, Application No. 2010-008.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Bilicki – Aye	Mr. Christman - Aye
Mr. Cain – Aye	Mr. Kurtz - Aye
Mr. Cheek – Aye	Mr. Wigglesworth – Aye

SAID MOTION CARRIED.

Buffalo Pike Associates, LLC – Mr. Cain moved, seconded by Mr. Bilicki, to adopt the resolution prepared by the Solicitor for Buffalo Pike Associates, LLC, Application No. 2009-012.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Bilicki – Aye	Mr. Christman - Aye
Mr. Cain – Aye	Mr. Wigglesworth - Aye
Mr. Carson – Aye	Mr. Dahl – Aye

SAID MOTION CARRIED.

Land Use Ordinance Recommendation – Mr. Dahl thanked Mr. Bilicki, Mr. Choyce, Mr. Cheek, Mr. Endicott and Mr. Litwornia for the time and effort they devoted to reviewing the proposed Land Use Ordinance amendments. Mr. Dahl noted that the Subcommittees recommendations were distributed to Board members for comment and were, also, distributed to Township Committee members after all Planning Board members had been provided an opportunity to provide comment. He asked if there were any additional comments before taking action.

Mr. Litwornia commented that the recreation overlay would make the proposed additional uses less traffic-intensive, as they would be limited to the overlay area. He expressed the opinion that the changes proposed would generate more businesses in the Business Park, which would result in additional tax ratables.

Mr. Litwornia commented that the additional uses would probably generate approximately ten percent more traffic than Magic Sports and Health Complex would have generated, but that project would have encompassed a large area, some of which would have generated very little property tax revenue.

It was Mr. Litwornia's opinion that pro rata share contributions from the developers could be used to offset the increase in traffic.

Mr. Bilicki asked Mr. Endicott to explain to Board members why there was no limit proposed for impervious coverage.

Mr. Endicott stated that the Subcommittee had discussed including a limit on impervious coverage with the proposed amendments, but, after he realized that there was no limit within the present provisions of the IBP Zone, he did not include it because it is an industrial park with sites that had been developed with Pinelands' oversight, and he felt it would not be proper to limit the new, proposed uses at this time. He commented that it would appear that an entire site could be impervious if there were no limit, but because of other provisions, such as landscaped islands within parking lots, buffers, etc., covering the entire site wouldn't be realistic.

Mr. Endicott expressed the opinion that the proposed buffer standards would provide significantly less impervious surface than that which was anticipated when the original IBP standards were developed. He pointed out that larger lots tend to have less impervious coverage than smaller lots, and commented that the worst case scenario would be approximately eighty percent coverage on a one acre lot. Mr. Endicott referred to the application of Harrison Beverage, and stated that the approximately seventeen acre site had between fifty percent and fifty-five percent coverage, which is fairly close to what coverage would be with the new buffer standards.

Mr. Endicott advised that the proposed amendments would clarify what would have to be done if someone wanted to reduce the required buffer separation from residential uses, and he noted that a developer would probably attempt to avoid it because of the substantial, additional expense.

Mr. Kurtz moved, seconded by Mr. Bilicki, to recommend to Township Committee that the proposed amendments to Chapter 203, Articles IX and X, as set forth within the recommendations prepared by the Ordinance Review Subcommittee, be adopted.

Mr. Wigglesworth stated that, as a citizen, he appreciated the extra time that the Subcommittee members devoted to the amendments, as it showed their dedication and commitment to the Community.

**ROLL CALL VOTE ON THE ABOVE MOTION:**

Mr. Bilicki – Aye

Mr. Cain – Aye

Mr. Carson – Aye

Mr. Cheek – Aye

Mr. Christman – Aye. He said he echoed the sentiments of Mr. Wigglesworth and thanked the Subcommittee for its efforts.

Mr. Kurtz – Aye

Mr. Silva – Aye

Mr. Wigglesworth – Aye

Mr. Dahl – Aye

**SAID MOTION CARRIED.**

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

Mr. Cain moved, seconded by Mr. Wigglesworth, to close the public portion of the meeting. SAID MOTION CARRIED WITH ALL MEMBES VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Cantillon Boulevard and Oakwood Boulevard Intersection – Mr. Christman expressed concern with regard to a dangerous condition where Cantillon Boulevard meets Oakwood Boulevard, and he suggested that the roadway be striped in the interest of safety. Ms. Rainbow stated she would present his suggestion to the appropriate Township officials.

Taco Bell – Mr. Christman expressed concern with regard to traffic circulation at the TACO Bell site located within Wrangleboro Consumer Square, and Ms. Rainbow stated she would look into the matter.

Adjournment – Mr. Carson moved, seconded by Mr. Bilicki, to adjourn the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AY”, NO “NAY”, NO “ABSTAIN”.

Respectfully submitted,

Nancy Rainbow,  
Planning Board Administrator