

A meeting of the Township of Hamilton Planning Board was held on the above date with Vice-chairman David Wigglesworth presiding. Members present were Harry Bilicki, Charles Cain, Richard Cheek, William Christman, John Kurtz and Roger Silva.. Alternate member present was Jack Carson. Also present were Steven Filippone, Engineer Consultant; Alexander Litwornia, Traffic Engineer Consultant; Vincent Polistina, Planner Consultant; John Rosenberger, Solicitor; and Philip Sartorio, PP, Community Development Director.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Mr. Christman moved, seconded by Mr. Silva, to approve the minutes of the meeting of October 7, 2010, as published. SAID MOTION CARRIED WITH SIX MEMBERS VOTING “AYE”, NO “NAY”, TWO “ABSTAIN”.

Capital Telecom, LLC and T-Mobile, LLC – Mr. Christman moved, seconded by Mr. Silva, to adopt the resolution prepared by the Solicitor for Capital Telecom, LLC, and T-Mobile, LLC, Application No. 2010-011.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Cheek – Aye	Mr. Silva - Aye
Mr. Christman – Aye	Mr. Wigglesworth - Aye
Mr. Kurtz – Aye	

SAID MOTION CARRIED.

Barbara Aiken – Mr. Christman moved, seconded by Mr. Silva, to adopt the resolution prepared by the Solicitor for Barbara Aiken, Application No. 2009-015.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Cheek – Aye	Mr. Silva - Aye
Mr. Christman – Aye	Mr. Carson - Aye
Mr. Kurtz – Aye	Mr. Wigglesworth - Aye

SAID MOTION CARRIED.

Landfill Redevelopment, Block 994, Lot 57 – Philip Sartorio, PP, was present.

Pointing to an aerial photograph of the Township’s former landfill site, Mr. Sartorio advised of its location and advised of the status of the remediation effort. He reviewed the proposed interim redevelopment plan and commented that further amendments to the Ordinance could be anticipated in the future.

Board members asked questions to which Mr. Sartorio responded.

Mr. Carson moved, seconded by Mr. Christman, to recommend to Township Committee that the ordinance proposed to provide a redevelopment plan for the Landfill Redevelopment Area, Block 994, Lot 57, as prepared by Philip Sartorio, P.P., be adopted.

ROLL CALL VOTE ON THE ABOVE MOTION:

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

SAID MOTION CARRIED.

Buffalo Pike Associates, LLC, Gravelly Run Square. Phase I (Final Site Plan Hearing) – Stephen Nehmad, Attorney; Kevin Haney, P.E.; James Benn, Traffic Engineer; and, Stuart Wainberg were present.

Mr. Cheek and Mr. Carson recused themselves due to conflicts of interest.

Mr. Nehmad advised that Buffalo Pike Associates, LLC, was seeking final site plan approval for Phase One of the Gravelly Run Square project.

Mr. Haney stated that he had read all of the Board’s consultants’ reports, and that the Applicant would comply with the technical comments contained therein.

Mr. Nehmad addressed an issue raised by Mr. Polistina with regard to a free-standing sign, and stated that the plan would be revised to reflect the correct, permitted size.

Mr. Nehmad referred to Mr. Litwornia’s comment with regard to McKee Avenue, and stated that the Applicant was required only to provide a fair share contribution to off tract improvements, and that the actual improvements the Applicant agreed to construct more than met its fair share contribution.

Mr. Litwornia asked the Applicant to attempt to meet Comments A), C) and D) in his report even though it wasn’t a requirement.

Mr. Nehmad advised that the door locations could not be identified at this point in time, as individual tenants’ needs would need to be accommodated, but he noted that the basic project layout would remain unchanged and the issue could be addressed during the administrative review process.

Mr. Cain moved, seconded by Mr. Silva, to deem complete for review Application No. 2009-012, Block 1132.01, Lots 23.01, 44, 46, 42.04 and 42.05, Gravelly Run Square, Phase One, submitted by Buffalo Pike Associates, conditioned upon compliance with the recommendations contained within the reports of Steven Filippone and Christopher Carey, dated November 1, 2010; Vincent Polistina, dated October 28, 2010; and Alexander Litwornia, dated October 25, 2010. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Board members asked questions to which responses were provided.

Mr. Litwornia requested that he be kept apprised with regard to the NJDOT process and Mr. Filippone advised that there were a few issues to resolve involving the storm water management basin, as he wanted to ensure that the basin would be dry.

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

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

Mr. Cain moved, seconded by Mr. Kurtz, to grant final site plan approval for the Gravelly Run Project, Phase One, Application No.2009-012, Block 1132.01, Lots 23.01, 44, 46, 42.04 and 42.05, submitted by Buffalo Pike Associates, LLC, conditioned upon compliance with the recommendations contained within the reports of Steven Filippone and Christopher Carey, dated November 1, 2010; Vincent Polistina, dated October 28, 2010; and Alexander Litwornia, dated October 25, 2010.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Bilicki – Aye
Mr. Cain – Aye
Mr. Carson – Recused
Mr. Cheek – Recused

Mr. Christman - Aye
Mr. Silva - Aye
Mr. Kurtz - Aye
Mr. Wigglesworth – Aye

SAID MOTION CARRIED.

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

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

Smart Growth Subcommittee – Mr. Cain advised as to what the Smart Growth Committee was considering and invited Board members to participate in the process. Mr. Rosenberger cautioned Board members to make sure there would be no quorum present if they should decide to attend any of the meetings.

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

Respectfully submitted,

Nancy Rainbow,
Planning Board Administrator