

A meeting of the Township of Hamilton Planning Board was held on the above date with Chairman David Wigglesworth presiding.

Members Present: Harry Bilicki, Charles Cain, Richard Cheek, Wayne Choyce, Frank Giordano, John Kurtz, Allan Womelsdorf and alternate members John J. Percy III and David Adams. Members Absent: Harry Rogers.

The following Board Professional was also in attendance: John Rosenberger, Solicitor.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Mr. Cain moved, seconded by Mr. Giordano, to approve the minutes of the meeting of January 15, 2015, as published. SAID MOTION CARRIED WITH ALL MEMBERS VOTING”, NO “NAY”, NO “ABSTAIN”

Oath of Office: John Rosenberger, Solicitor, administered the Oath of Office to the newly appointed member Allan Womelsdorf as the Class II member to December 31, 2015.

Chairman Wigglesworth welcomed Mr. Womelsdorf to the Board. Chairman also noted that there were no professionals to be sworn in this evening.

Proposed Resolution from Township Committee for review and recommendation to designate Hamilton Business Park & adjacent IBP Zoned properties an Area in Need of Rehabilitation.

Chairman Wigglesworth recognized Philip Sartorio, Community Development Director. Mr. Sartorio thanked the Board for the opportunity to present this Resolution to them this evening.

Mr. Sartorio proceeded to describe the proposed resolution as distributed with the agenda meeting packet to members of the Planning Board. He then outlined the zoning area being designated. The Industrial Commission is looking to develop and encourage responsible recruitments to the infrastructure located within the Park. There is the need for a tax abatement to encourage development, or expansion and or improvements to existing structures. This resolution will help achieve that goal and will also put us on a level with adjacent areas. The area is not just the business park but also consist of some privately owned properties, some of which are developed, some are vacant lands, all of which are located within the IBP Zone.

Mr. Sartorio presented background synopsis of what has previously occurred to bring about this resolution and action requested. The area is zoned Industrial for business development and is within the regional growth area of the township and the infrastructure is in place and is consistent with the Master Plan. In 2006 the Planning to Board discussed the need to designate this area as an area in need of redevelopment, and the finding was that we were qualified. No action was taken by the Governing Body at that time and since then there have been significant changes to the redevelopment laws that makes that exercise harder. The rehabilitation designation gives many of the same powers available to the community as far as encouraging development but the process is significantly easier. It requires the finding by the Governing Body that it meets the criteria review of the resolution for making that designation and by this Board and reporting back to the Governing Body for their adoption of the resolution and forwarding it on to the State as opposed to redevelopment ordinance process which requires an ordinance process which is much more time consumptive and approvals are significantly harder.

Discussion took place with questions and responses in regards to the area being affected and the procedures that may take place.

Mr. Rosenberger commented, when the question arose, that the Governing Body does not need to refer back to the Planning Board as it is not a development regulation. Mr. Giordano expressed his wishes that he hopes that the Committee will refer it back to the Board.

Mr. Cain questioned, that with the adoption, would it give the Industrial Commission any type of control to make changes to any of the language that was previously written because of this being an area of rehabilitation.

Mr. Rosenberger refined Mr. Cain's question to "if the Board recommends these changes back to the Township Committee and then the Committee adopts it, does that give the Industrial Commission authority to address it?" His response was no, unless it is designated as a redevelopment entity by Township Committee. Any kind of planning opportunities will come before the Board, although there may be some intermediate steps and other levels of regulations, this does not give the Industrial Commission unrestrained authority to develop the property. It will involve working very closely with the Planning Board and/or the Township Committee.

Mr. Rosenberger announced that Mr. Cheek will be abstaining due to conflict and thus makes Mr. Percy and Mr. Adams, the alternates, eligible voting members.

Mr. Percy moved, seconded by Mr. Kurtz to recommend that the Resolution recommending the designation of the Hamilton Business Park & adjacent IBP Zoned properties an Area in Need of Rehabilitation be passed.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Bilicki – Aye – it is long overdue

Mr. Cain – Aye - because of Mr. Rosenberger's clarification of his questions, believes there is a need to compete and this Park is centrally located and anything we can do to spur the right development in the Park we should do.

Mr. Choyce – Aye – hopes this moves quickly so that we can start to see some development taking place

Mr. Giordano – Aye

Mr. Kurtz – Aye – this is what is needed to move the business park forward

Mr. Womelsdorf – Aye

Mr. Percy – Aye

Mr. Adams – Aye - this is a step in the right direction as far as economic activity in our town

Mr. Wigglesworth – Aye – well needed and very timely

Mr. Cheek – abstain

SAID MOTION CARRIED WITH ALL ELIGIBLE MEMBERS PRESENT VOTING "AYE", NO "NAY", AND ONE "ABSTAIN".

Mays Landing Neighborhood Planning Steering Committee (Post Sandy Grant)
Discussion/S.W.O.T Analysis

Mr. Sartorio, introduced Miss Elizabeth McManus and Mr. Courtney Lewis from Clarke Canton Hintz Architecture and Planning Consultants from 100 Barrack Street, Trenton, NJ 08608. The Township Committee obtained the services of CCH with regards to the downtown neighborhood plan and is asking to take this opportunity to present this in a public forum so that we may take advantage of the Post Sandy Planning Assistance Grant Program and to go forth with the completion of the strategic planning end of the smart growth. This is the last of the goals that we need to satisfy towards fulfilling obligations to apply for the "Mays Landing Neighborhood Plan" opportunities.

The Steering Committee met last month with the consultants and Ms. McManus recommended that we schedule this meeting as an informal SWOT Analysis as part of this Planning Board meeting and as an informal information and fact finding session to meet criteria required. Members from the Steering Committee are here as well as members of the public.

The acronym for SWOT = **S**trength: internal forces that have positive affect to the study area; **W**eaknesses: internal those negatively affect the study area; **O**pportunity: External forces that may positively affect the study area; **T**hreat: external forces that may negatively affect the area.

Beth McManus introduced her assistant Courtney Lewis and said that they are here tonight to give a brief presentation of the study and the foundation of it and for input from the Board as they move forward into the analysis. She further thanked the project's sub-committee members for their participation and cooperation and stated that they will continue to meet with them to make sure they have their input in all processes before CCH comes back with the recommendations.

CCH presented an overview of the study area, the zoning and its mixed use characteristics. They are looking to address all uses, predominately the Village Commercial which contains small shops, and the General Commercial.

Discussion pursued with comments, questions, and answers by all those in attendance in regards to what the project includes and/or should include and gave additional comments for the SWOT analysis. Ms. McManus and Mr. Lewis made notes of these questions and comments for their use in preparation of their report and advice as to how we can move forward to attain our goals.

Mr. Bilicki expressed his feelings that this is a repeat of what was discussed in the Strategic Planning Committee meetings from 2004 Sustainable Living Committee Meetings. He further stated that he feels frustrated because the Township and its residents have spent a lot of time on this already, and means no disrespect to anyone regarding tonight's exercise. Information compiled previously should have the strengths and weaknesses and that CCH should have copies of that information for their study. This information has been gathered and documented. and that information should be contained within their report.

Mr. Cain felt this was redundant information from the Main Street Strategic Plan which was part of the Strategic Planning meetings for the entire Township. As this is an informal presentation, Mr. Cain excused himself from the remainder of the meeting. Let the record reflect that Mr. Cain left at 8:21 PM.

Mr. Rosenberger expressed that objections are noted and explained that this is a check off step to meet qualifications for certain grants.

Chairman Wigglesworth affirmed that this presentation tonight is for fulfilling one of the criteria for giving the Township and the residents the eligibility to apply for grants through the Sandy Grant Program. This helps us to pool our suggestions. The previous meetings being referred to by the members were the various Strategic Planning Meetings which were to help us discover criteria with input from officials and residents.

Ms. McManus thanked the Board for their input and their time and will get back to us as soon as possible.

Chairman Wigglesworth opened the meeting up to public comment. Their being none, Mr. Percy motioned, seconded by Mr. Choyce to close the public portion. All members present voting "Aye".

Chairman opened the meeting for Board comments.

Mr. Bilicki reported on a March 31, 2015, visit to Trenton for a meeting with Dr. Sharpenberger who represents the office of Planning Advocacy for the State of New Jersey. Those present from the Township were Mayor Silva, Mr. Jacobs, Township Administrator, Mr. Pritchard, Chairman Industrial Commission, Mr. Sartorio, Community Development Director and Mr. Bilicki, Vice Chairman Planning Board. They discussed the various areas ie: Industrial Park, Wheaton, Race Track, and problems that people have when they come to the area for possible development. The purpose of this office is to facilitate municipalities in development through areas that may present difficulties, i.e.: Pinelands, County, State, etc. When the state digests the information that the Township provides to them, they will report back their findings.

Chairman Wigglesworth thanked Mr. Bilicki and Mr. Sartorio for going and bringing back the information.

General consensus was that we should explore all avenues, although some may seem repetitious, to aid the township and encourage a turnaround of the development and economy that exists today.

Adjournment 9:00 PM – Mr. Kurtz moved, seconded by Mr. Percy, to adjourn the meeting. SAID MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING "AYE", NO "NAY", NO "ABSTAIN".

Respectfully submitted,

Mary A. Lisitski
Planning Board Secretary

accepted 6/4/2015