

TOWNSHIP OF HAMILTON  
MAYS LANDING, NJ 08330  
PLANNING BOARD MEETING  
JULY 21, 2016

A meeting of the Township of Hamilton Planning Board was held on the above date with Chairman Richard Cheek presiding. Other members present were Harry Bilicki, Charles Cain, Marla Caldwell, John Kurtz, Allan Womelsdorf and Alternate Member I John Percy. Absent Members were David Adams, Wayne Choyce, Harry Rogers and Joseph Rogers Jr.

The following Board Professionals were in attendance: Charles Gemmel, Solicitor; Vincent Polistina, Planner and Philip Sartorio, Community Development Director/Second Alternate Planner.

Compliance with the Open Public Meetings Law was acknowledged.

**Adoption of Decision and Resolutions:**

**#PB2015-02 – Conifer Realty, LLC – Block 1131, Lot 5.01 – 4700 Harding Highway – One (1) Extension of Minor Subdivision Approval**

Motion made by Mr. Percy, seconded by Mr. Kurtz to adopt the above resolution as prepared by the solicitor.

ROLL CALL VOTE:

BILICKI – YES; CAIN – YES; CALDWELL- YES; KURTZ – YES; WOMELSDORF – YES;  
PERCY – YES; CHEEK – YES.

SAID MOTION CARRIED WITH ALL ELIGIBLE MEMBERS SEVEN (7) VOTING “AYE”, NO “NAY, AND NO “ABSTAIN.”

**#PB2016-05 – Hamilton Mall LLC – Block 1135.01 Lot 10.02 - 4403 Black Horse Pike – Site Plan Amendment – Sign at Convenience Center**

Motion made by Mr. Percy, seconded by Mr. Womelsdorf to adopt the above resolution as prepared by the solicitor.

ROLL CALL VOTE:

BILICKI – YES; CAIN – YES; CALDWELL- YES; KURTZ – YES; WOMELSDORF – YES;  
PERCY – YES; CHEEK – YES.

SAID MOTION CARRIED WITH ALL ELIGIBLE MEMBERS, SEVEN (7) VOTING “AYE”, NO “NAY, AND NO “ABSTAIN.”

**PB2016-07 4G’S of Hamilton – Block 996, Lot 39/Block 1028.01, Lot 5** Black Horse Pike & Dr. Dennis Foreman Drive – Preliminary Major Subdivision & Preliminary Major Site Plan.

Chairman Cheek announced that this application hearing has been postponed for sixty (60) days per applicant’s request. It was also noted that the applicant is required to re-notice and re-publish.

**Proposed Resolution from Township Committee for review and recommendation to designate Lots 3, 4.02, 6 and 7 of Block 735 as an Area in Need of Rehabilitation.**

Mr. Sartorio gave a briefing of why this matter was referred back to the Planning Board. When it was presented to the Board previously there was no resolution drafted by the Governing Body for the Board’s review and recommendation which is a requirement of the local Rehabilitation and Housing Law. The Board’s review was basically to determine if this request qualified as an area of need of rehabilitation. The Board recommended different boundaries than the applicant proposed and based on that, the resolution before you was drafted and forwarded to the governing body, pro forma, and referred back to you. This relates to the request presented

by Mr. Tunney at a previous meeting. This includes the shopping plaza, rear access, office building and the partially developed lot and his proposed expansion plan. This does not include Lots 1, 2, 4 & 5.

Mr. Percy motioned, seconded by Mr. Kurtz to recommend that the governing body adopt the resolution as presented this evening.

ROLL CALL VOTE:

BILICKI – YES; CAIN – YES; CALDWELL - YES; KURTZ – YES; WOMELSDORF – YES; PERCY – YES; and CHEEK – YES.

SAID MOTION CARRIED WITH ALL ELIGIBLE MEMBERS, SEVEN (7) VOTING “AYE”, NO “NAY, AND NO “ABSTAIN.”

**Proposal from Polistina Associates** with regards to Professional Planning Services for Redevelopment or Rehabilitation Area, Route 40 Corridor from River Drive intersection to Route 40 and Old Harding Highway Intersection.

Upon the Board’s review of the proposal received from Mr. Polistina, dated July 12, 2016, there were questions regarding the scope of work, therefore, discussion took place to clarify the boundaries of the area and the scope of work that is to be considered and as to what development is existing now and the zoning that is in place along the area. The amended proposal is to be for reviewing potential zoning changes and not for looking at redevelopment or rehabilitation at this time.

Mr. Polistina offered the reduction of the scope of work at a not to exceed cost of \$2875.00. It will be to analyze the Zoning from River Drive (Marina intersection) to and including the Wawa at the Route 40/Old Harding Highway intersection. Mr. Polistina will send the revised proposal to the Board secretary for distribution to the Board.

Mr. Percy moved, seconded by Mr. Cain to accept the proposal as outlined above.

SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, (NO) “NAY”, (NO) “ABSTAIN”.

**Public Comment** – Chairman Cheek opened the meeting to public comment and as there was no response, Mr. Cain moved and seconded by Mr. Bilicki to close the public portion of the meeting.

SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, (NO) “NAY”, (NO) “ABSTAIN”.

Mr. Cheek conveyed what has transpired with regards to costs associated with recent zoning change request and professional fees. The Township Committee has voted to adopt a resolution and once the Pinelands has approved it; anyone now coming for rehabilitation to get the tax exemption/abatement will be charged associated application and escrow fees for payment of expenses incurred to have the study done.

**Adjournment** – Motion made and seconded to adjourn meeting with all members voting “aye”.

Respectfully submitted,

Mary A. Lisitski,  
Planning Board Secretary