

TOWNSHIP OF HAMILTON  
MAYS LANDING, NJ 08330  
PLANNING BOARD MEETING  
JANUARY 10, 2019

The Reorganization Meeting of the Township of Hamilton Planning Board was held on the above date with Mr. Cheek presiding.

Compliance with the Open Public Meetings Law was acknowledged.

**Oath of Office** – Charles Gemmel, Esquire administered the Oath of Office to the newly appointed members: Class I – Mayor’s Designee, Maryetta Borkowski; Class II – Township Official, Allan Womelsdorf; Class III, - Township Committee Member, John Kurtz and Alternate I, John Percy. Upon completion of Oath the respective members took their place at the dais.

Roll call of members present: David Adams, Harry Bilicki, Maryetta Borkowski, Charles Cain, Wayne Choyce, John Kurtz, Harry Rogers, Allan Womelsdorf; John Percy; Jack Carson and Richard Cheek

Mr. Cheek welcomed all members to the Board.

Mr. Cain asked Chairman Cheek if we may take a moment of silence in remembrance of William Mangles who served as past Mayor, a Planning official, and a Zoning official of the Township and who dedicated his life to public service.

**Election of Chairperson** – Mr. Cain moved, seconded by Mr. Kurtz, to appoint Richard Cheek to serve as Chairman of the Township of Hamilton Planning Board for the Year 2019, until the Board reorganizes in 2020. No other nominations were presented.

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

**Election of Vice-chairperson** – Mr. Cain moved, seconded by Mr. Choyce, to nominate Harry Bilicki to serve as Vice-Chairperson of the Township of Hamilton Planning Board for the Year 2019, until the Board reorganizes in 2020. No other nominations were presented.

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

**Appointment of Planning Board Secretary/Administrator** – Mr. Cain moved, seconded by Mr. Kurtz, to appoint Mary Lisitski to serve as Secretary to the Township of Hamilton Planning Board for the Year 2019, until the Board reorganizes in 2020. No other nominations were received.

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

**Appointment of Solicitor** – Mr. Bilicki moved, seconded by Mr. Choyce to nominate Charles Gemmel, Esquire, of the firm Gemmel, Todd & Merenich, PA, to serve as Solicitor to the Township of Hamilton Planning Board until the Board reorganizes for the year 2020. No other nominations were received.

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

**Appointment of Alternate Solicitor** – No nominations presented. Will be considered on as needed basis.

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

**Appointment of Engineer Consultant** – Mr. Adams moved, seconded by Mr. Kurtz, to appoint Steve Filippone of Engineering Design Associates to serve as Engineer Consultant to the Township of Hamilton Planning Board for the Year 2019, until the Board reorganizes in 2020. No other nominations were presented.

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

**Appointment of Alternate Engineer Consultant** – Mr. Adams moved, seconded by Mr. Kurtz, to appoint Kevin Dixon of Dixon Associates to serve as Alternate Engineer Consultant to the Township of Hamilton Planning Board for the Year 2019, until the Board reorganizes in 2020. No other nominations were presented.

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

**Appointment of Planner Consultant** – Mr. Cain moved, seconded by Mr. Choyce, to appoint Vincent Polistina of Polistina Associates to serve as Planner Consultant to the Township of Hamilton Planning Board for the Year 2019, until the Board reorganizes in 2020. No other nominations were presented.

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

**Appointment of Alternate I Planner Consultant** – Mr. Cain moved, seconded by Mr. Kurtz, to appoint Environmental Resolutions Inc. to serve as Alternate I Planner Consultant to the Township of Hamilton Planning Board for the Year 2019, until the Board reorganizes in 2020. No other nominations presented

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

**Appointment of Alternate II Planner Consultant (for Public Development)** – Mr. Choyce moved, seconded by Ms. Borkowski, to appoint Philip Sartorio to serve as Alternate Planner II Consultant for Public Development to the Township of Hamilton Planning Board for the Year 2019, until his retirement from the Township, later this year.

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

**Appointment of Traffic Engineer Consultant** – Mr. Bilicki moved, seconded by Mr. Choyce, to appoint Kevin Dixon, of Dixon Associates, to serve as Traffic Engineer Consultant to the Township of Hamilton Planning Board for the Year 2019, until the Board reorganizes in 2020. No other nominations were presented.

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

**Appointment of Alternate Traffic Engineer Consultant** – Mr. Bilicki moved, seconded by Mr. Kurtz, to appoint CME Associates to serve as Alternate Traffic Engineer Consultant to the Township of Hamilton Planning Board for the Year 2019, until the Board reorganizes in 2020. No other nominations were presented.

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

**Appointment of Landscape Architect Consultant** – Mr. Cheek moved, seconded by Mr. Choyce, to appoint Engineering Design Associates to serve as Landscape Architect Consultant to the Township of Hamilton Planning Board for the Year 2019, until the Board reorganizes in 2020. No other nominations received.

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

**Appointment of Historic Architect Consultant** – None Appointed at this time. Will be done on an as needed basis.

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

**Meeting Start Time and Meeting Dates** – It was established that the Planning Board would meet on the first and third Thursday of every month as outlined on list dated January 10, 2019, and that the meetings would commence at 7:00 PM. Mr. Percy moved, seconded by Mr. Womelsdorf to accept the meeting dates as listed January 10, 2019.

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

**Adoption of Rules of Procedure for Planning Board** – Mr. Cain moved, seconded by Mr. Kurtz, to adopt the Rules of Procedure that are in effect. (2013)

**Appointment of Sub Committees** - Will be formed on as needed basis.

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

**Adoption of Decision & Resolutions as prepared by Solicitor:**

**PB#2016-10 - 5034 Atlantic Avenue, LLC** (aka Recovery Centers of America) Block 994, Lot 58.05 - Site Plan Amendment for Signage.

Mr. Choyce moved, seconded by Mr. Bilicki to approve Resolution as prepared by the Solicitor. No discussion on the motion.

ROLL CALL VOTE WITH ELIGIBLE MEMBERS VOTING:

Aye: (7) Adams, Bilicki, Cheek, Percy, Choyce, Carson, Womelsdorf

Nay: None

Abstain: None

MOTION CARRIED: 7-0-0

Mr. Choyce questioned if need arises for alternate solicitor would it be an issue to authorize the Zoning Board Solicitor. Mr. Gemmel responded it shouldn't be as most municipalities have the contract between the Municipality and the professionals.

**Public Comment.** Chairman Cheek opened the meeting to Public Comment. There being no response, Mr. Cain moved, seconded by Mr. Percy to close the public portion with all eligible members voting “aye.”

**Discussion:**

Mr. Womelsdorf inquired what is happening with the possible change to the signage and lighting ordinances.

Mr. Hurless said they worked on a draft ordinance and are working through some of the issues and should be presenting it soon.

Mr. Bilicki remarked about the VFW sign and stated that it looks like what we approved. He has just one small issue about swirly banner saying Welcome and timing of wording change. Mr. Sartorio stated that they just installed it and he feels they are testing it out. It should be in compliance and that the Zoning Office will keep an eye on it.

Mr. Rogers asked the secretary for a rundown on what is happening. Ms. Lisitski responded that St. Paul is still in the works and will be coming to the January 17, 2019 meeting; BJ's Gas Dispensing application will be coming back, February 7, 2019 and that 4622 Medical Center (where Lab Corp is) by Wal-Mart will be coming in for a workshop.

Mr. Carey stated that he is working on a review for Dollar General which is a Zoning Board application for a use variance as it is zoned residential in that area.

Mr. Filippone gave brief description of what is happening at the Buffalo Pike Associates project (Gravelly Run Square). He relayed that Sleep Number opened on December 20 as did Renaissance Drive. He also remarked that the basin(s) works well. Starbucks should be open end of February or early March. He further stated that the developer is working on another building but contract is not signed so he has not been informed as to what will be coming there. The work is progressing on Outback Steak House.

Kurtz remarked about the basin that will service Buffalo Pike. It looks great, appears to him that it has been dry in all this weather.

Mr. Kurtz, inquired about the Conifer development and if there is still an issue with their basin. Mr. Dixon and Mr. Filippone commented on the situation stating there were a lot of problems and that the developer is on a timeline getting the basins alleviated.

Discussion took place regarding CO's on temporary basis and. The Board professionals explained the situation.

Mr. Cain inquired about the Cologne Avenue project and Mr. Sartorio stated it has general development approval and it should still be good.

**Public Comment** – there being no response, motion was made and seconded to close public comment with all members voting “aye”.

**Adjournment:** Mr. Bilicki moved, Mr. Cain seconded to adjourn the meeting at 7:26 PM with all members in favor.

Respectfully submitted,

Mary A. Lisitski  
Planning Board

These minutes are electronically recorded.