



**Township of Hamilton Zoning Board of Adjustment  
Mercer County, New Jersey  
Regular Meeting – May 10, 2022  
Council Chambers**

**Tentative Agenda**

***The Order In Which Applications Are Heard May Vary***

- A. Public hearing to start at 6:00 p.m.
- B. Flag Salute
- C. Roll Call
- D. This meeting is being held in compliance with the Open Public Meetings Act, and proper notice has been given.
- E. "Opening Testimony on any given case shall be presented by the applicant, to be followed by the Township staff and then be open to the public. This procedure may be reversed at the discretion of the Board Chairman upon staff request."
- F. **HOMEOWNER APPLICATIONS**  
**1. Application No: 22-04-007**  
**Type: Residential**  
**Owner/Applicant: Timothy Mulryne & Lisa Zacchino**  
**PROPOSAL:** Constructing a solid fence within a front yard area  
**REQUEST:** Waiver of fence design standards  
**Location:** 636 Paxson Avenue; Map 14; Section 1562; Lot 1  
**Zone:** R-15  
**Board must act by September 1, 2022**  
<https://www.dropbox.com/sh/s5zx0ebs47x8n9o/AABY4nldD3CS4r1OcVdpzLiMa?dl=0>
- G. **RECONSIDERATION - The Board to hear reconsideration for the following application**  
**1. Application No: 21-11-042**  
**Type: Business**  
**Owner: Lukoil North America LLC**  
**Applicant: Mercerville Equities, LLC**  
**PROPOSAL:** Constructing a 2,325sq ft Chipotle  
**REQUEST:** Use variance, preliminary & final site plan approval, variance relief from lot coverage, area, frontage, depth, side yard setback, number of parking spaces, buffer, driveway distance to ROW & intersection  
**Location:** 249 Route 33; Map 90; Section 1799; Lot 4  
**Zone:** HC  
**Board must act by June 3, 2022**  
[https://www.dropbox.com/sh/x2drg5tpn9afq2k/AADfxsqvq\\_QTxA5xewKDFMCaa?dl=0](https://www.dropbox.com/sh/x2drg5tpn9afq2k/AADfxsqvq_QTxA5xewKDFMCaa?dl=0)

**H. HELDOVER APPLICATIONS**

**1. Application No: 21-06-023**

**Type: Business**

**Owner/Applicant: 3332 Hamilton Real Estate Inc**

**PROPOSAL:** Constructing a 27-unit condominium/townhome development

**REQUEST:** Use variance, variance relief from front yard setback & building coverage & concept site plan

**Location:** 3332 S. Broad Street; Map 283; Section 2527; Lot 17

**Zone:** R-10

**Board must act by May 31, 2022**

<https://www.dropbox.com/sh/sfxytc5kplr176h/AAB5kDKSU5mhabFWuzBCm0lua?dl=0>

**I. NEW APPLICATIONS**

**1. Application No: 21-12-050**

**Type: Business**

**Owner: Harveer Singh, Upinder Singh, Kujit Singh**

**Applicant: Vessel RE Holdings LLC**

**PROPOSAL:** Constructing a 5 story apartment building (48 market units/12 affordable)

**REQUEST:** Use variance (d1 & d4), preliminary & final site plan, variance from lot area, frontage, width, side yard setback, landscape buffer, conservation area, parking setback, waiver of parking space size, drive aisle width, number of spaces and tree preservation

**Location:** 1472 Kuser road; Map 180; Section 2163; Lot 18

**Zone:** GSC

**Board must act by July 21, 2022**

<https://www.dropbox.com/sh/ygmm7i0lls2n78l/AAADtdkB0sEJ5EZya8XAvlIDa?dl=0>