



Township of Hamilton Zoning Board of Adjustment
Mercer County, New Jersey
Regular Meeting – October 10, 2023
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. **Adoption of Minutes from Zoning Board Meetings June 13, 2023, June 27, 2023 and August 8, 2023.**
- G. **RESOLUTIONS OF MEMORIALIZATION**
 - 1. Application No. 22-04-008A**
Type: Business
Owner/Applicant: PR III/LEG Hamilton Industrial LLC
 - 2. Application No. 22-11-028**
Type: Business
Owner/Applicant: 1437 East State Street
 - 3. Application No. 23-07-018**
Type: Residential
Owner/Applicant: Leo Campbell
 - 4. Application No. 23-07-020**
Type: Business
Owner/Applicant: My Bumi Fund
 - 5. Application No. 23-08-024**
Type: Residential
Owner/Applicant: Gregory and Denise Moon
 - 6. Application No. 23-08-025**
Type: Residential
Owner/Applicant: Willce Herrera

H. NEW APPLICATION

1. Application No. 23-09-028

Type: Business

Owner: TBU Realty, LLC

Applicant: Spector Realty VJLE, LLC

PROPOSAL: Continued operation of daycare on property

REQUEST: Issuance of certification of non-conforming use (Miss Barbara's Schoolhouse)

Location: 2800 Quakerbridge Road; Map 54; Section 1692; Lot 7

Zone: R-10

I. HOMEOWNER APPLICATIONS

1. Application No: 23-04-010 Carried to Regular Meeting December 12, 203

Type: Residential

Owner: Shajy Mathai

Applicant: Trinity Solar

PROPOSAL: Installing ground mounted solar array

REQUEST: Use Variance

Location: 7 Weathersfield Drive; Map 334; Section 2738; Lot 23.08

Zone: RRC

The Board must act by December 15, 2023