



**MINUTES OF MEETING
HAMILTON TOWNSHIP ZONING BOARD
January 25, 2022**

At approximately 6:00 PM the meeting was called to order followed by the flag salute. Thereafter, the secretary of the board called the roll and announced that a quorum was present in attendance were:

Joseph Weber	James Kochenour
Barry Zadworny	Ileana Schirmer
Anthony Angelico	Jamie Volkert
Angela Evans	Sean Carter

As this was the reorganization meeting the Acting Chairman, Joseph Weber, then noted that the meeting was being held in compliance with the Open Public Meetings Act and that proper notice had been given and explained that the ordering of the Agenda is based on the deadline for Zoning Board action as established by the New Jersey Municipal Land Use Law ("MLUL") and, secondly, by the date an application is received by the administrative officer. Procedurally, the Chairman indicated that opening testimony on any given case shall be presented by the Township staff to be followed by testimony by the Applicant. However, this procedure may be reversed at the discretion of the Board Chairman upon staff request.

The Secretary called for nominations for Chairman. Joseph Weber was nominated by James Kochenour and the nomination was seconded by Barry Zadworny. Mr. Weber was then unanimously elected as Chairman for 2022.

For the next order of business, the Chairman requested nominations for the Vice Chairman where upon Mr. Zadworny nominated James Kochenour and the motion seconded by Ms. Schirmer. Mr. Kochenour was then unanimously elected.

The Chairman then called for nominations for Zoning Board Attorney. Mr. Kochenour then moved for Michael Burns to be nominated for Zoning Board counsel and motion was seconded by Mr. Zadworny. Mr. Burns was then unanimously elected.

The Chairman then called for nominations for Zoning Board Secretary. Mr. Kochenour then nominated Sabrina Bowling for the Zoning Board secretary. The motion was seconded by Mr. Zadworny whereupon Ms. Bowling was unanimously elected.

For the next order of business, the Chairman asked for the adoption of the meeting dates for the 2022 and January of 2023. A Motion was made by Mr. Kochenour, and was seconded by Mr. Zadworny, upon which was unanimously adopted.

The next order of business was the adoption of the official newspapers, and a motion was made by Mr. Kochenour and was seconded by Mr. Zadworny, and the motion was then unanimously adopted.

Adoption of minutes from Zoning Board meeting December 14, 2021 – Approved unanimously

RESOLUTION OF MEMORIALIZATION

Application No: 21-11-046 – Approved unanimously

Type: Residential

Owner/Applicant: Heather & Scott Keim

Application No: 21-11-047 – Approved unanimously

Type: Residential

Owner/Applicant: Timothy & Mary Hoh

Application No: 21-11-048– Approved unanimously

Type: Residential

Owner/Applicant: Sarah Klosek & George Ferland

Application No: 21-11-049– Approved unanimously

Type: Residential

Owner/Applicant: Ann Marie & Gary Radice

Application No: 21-06-027– Approved unanimously

Type: Business

Owner/Applicant: ER/JDC Hamilton LLC/East Ridge Development LLC

HOMEOWNER APPLICATIONS

Application No: 21-10-041

Type: Residential

Owner/Applicant: Joseph Venose

PROPOSAL: Constructing a 28'x30' garage 15' in height

REQUEST: Variance relief from size of accessory building and checklist waiver

Location: 142 Wescott Avenue; Map 272; Section 2372; Lot 27

Zone: R-5

Board must act by February 19, 2022

Joseph Venose

Mr. Venose explains he has a shed on the property which he is going to removed. This shed has miscellaneous items such as lawn equipment. He also has two classic cars and a motorcycle. Discussions followed.

Robert Poppert, Township Planner, reads into record his memo dated November 5, 2021. Samantha Brown, Township Engineer, states she has no concerns.

Public portion is opened and no one comes forward.

Further discussions resulted in Mr. Venose having his application withdrawn. He will revise his plans to build the garage to code and replacing shed with a larger one to comply with current setbacks.

HELDOVER APPLICATIONS

Application No: 21-10-039 – Denied without prejudice

Type: Residential

Owner/Applicant: Adam Bless

PROPOSAL: Constructing a 12'x24.83' addition (two story)

REQUEST: Variance relief from side yard setbacks, building coverage & checklist waiver

Location: 213 Main Street; Map 335; Section 2716; Lot 40

Zone: R-10

Board must act by February 26, 2022

Application No: 21-06-023- Application carried to future meeting. Applicant to re-notice

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 March 31, 2022

NEW APPLICATIONS

Application No: 21-06-028 Carried to Regular Scheduled Meeting February 22, 2022.

Type: Business

Owner: Dunne Manning Realty, LP

Applicant: Meadowbrook Realty, LP

PROPOSAL: Constructing a 4,588sq ft auto repair facility

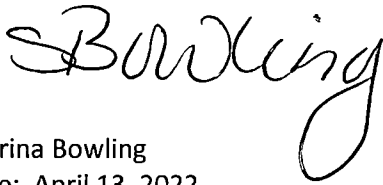
REQUEST: Preliminary & final site plan approval, variance relief from front, side & rear yard setback, FAR, impervious coverage, number of parking spaces; sign standards – number, projection, setback; waiver of street trees and buffer

Location: 1201 Route 33; Map 124; Section 1945; Lot 1

Zone: HC

Board must act by March 19, 2022

I hereby certify that the Minutes of the Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on January 25, 2022, was approved and adopted as written at a Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on April 12, 2022.

A handwritten signature in black ink that reads "SBowling". The signature is written in a cursive style with a large, looping "B" and a long, sweeping tail on the "g".

Sabrina Bowling

Date: April 13, 2022