



**MINUTES OF MEETING
HAMILTON TOWNSHIP ZONING BOARD
April 11, 2023**

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
Ileana Schirmer
Angela Evans

James Kochenour
Jamie Volkert
Robert Kudrick

The Chairman 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.

Adoption of minutes from Zoning Board Meetings October 25, 2022, December 13, 2022

RESOLUTIONS OF MEMORIALIZATION

Application No. 22-09-021 – Approved unanimously

Type: Business

Owner: Levin Management

Applicant: Delectaburger

Application No. 22-09-025– Approved unanimously

Type: Business

Owner/Applicant: Brady Hamilton Square

Application No. 23-01-001– Approved unanimously

Type: Residential

Owner/Applicant: Chantel Womack

Application No. 23-01-003– Approved unanimously

Type: Residential

Owner/Applicant: Kyle Zabel

HELDOVER APPLICATION

Application No: 22-12-030 – Carried to Regular Meeting March 14, 2023. No further notice required.

Type: Residential

Owner: George Altobelli

Applicant: 199 Taft Ave LLC

PROPOSAL: Constructing a single family home

REQUEST: Variance relief from lot area & width/frontage

Location: Whitehorse Avenue & Taft Avenue; Map 227; Section 2500; Lots 19, 20, 21

Zone: R-7

Board must act by June 8, 2023
James Mitchell, Esq
James Barici
Brian Seidel, PP, LA

Mr. Mitchell gives brief opening statement regarding proposal in front of the Board. The property in question consists of 3 undersized lots on the corner of Taft Avenue and Whitehorse Avenue. These lots will be consolidated for the purpose of constructing a single family home. Adjacent property owners were contacted to see if they were willing to sell a portion of their properties as these three lots are still deficient of 225sq ft, but there has been no response. The first witness called is the architect, David J. Barici. He gives brief testimony as to the size of the home – 2500sqft which includes four bedrooms and 2 and a half bathrooms with a two-car detached garage. The house will have frontage on Whitehorse Avenue and garage will be off of Taft Avenue. Mr. Seidel, PP, provides planning testimony. Township professionals are then sworn in. Samantha Brown, Township Engineer, reads into record her memo dated February 9, 2023. Robert Poppert, Township Planner, reads into record his memo dated February 10, 2023. Applicant agrees to comply with both memos. Public portion is opened and no one comes forward. The application is then approved with a motion by Mr. Kochenour and second by Ms. Schirmer.

HOMEOWNER APPLICATIONS

Application No: 23-03-006

Type: Residential

Owner: Ferdinand & Anne DiGiuseppe

Applicant: Joseph DiGiuseppe

PROPOSAL: Constructing a 22'x26' (irregular) addition

REQUEST: Variance relief from rear yard setback, Building coverage and checklist waiver

Location: 24 Tekening Way; Map 126; Section 1859; Lot 28

Zone: R-7

Board must act by July 26, 2023

Joseph DiGiuseppe

Mr. DiGiuseppe, on behalf of parents Ferdinand & Anne DiGiuseppe, explains request in front of the board. The house is a split level and since his parents are getting older they are looking to make things easier and not have to use the stairs so often. They wish to have a master suite on the first floor along with a laundry room. There is currently no bathroom on the first floor. Samantha Brown, Township Engineer, reads into record her memo dated April 5, 2023. Robert Poppert, Township Planner, reads into record his memo dated April 4, 2023. Discussions followed. Public portion is opened and no one comes forward. The application is then approved with a motion by Mr. Kochenour and second by Ms. Schirmer.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on April 11, 2023, was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on August 8, 2023.



Sabrina Bowling
Date: August 9, 2023