



**MINUTES OF MEETING  
HAMILTON TOWNSHIP ZONING BOARD  
April 12, 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
Anthony Angelico	Jamie Volkert
Angela Evans	Sean Carter

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 January 25, 2022; February 8, 2022; February 22, 2022 and March 8, 2022- Approved Unanimously

**RESOLUTION OF MEMORIALIZATION**

Application No. 21-06-028 – Approved Unanimously

Type: Business

Owner: Dunne Manning Realty LP

Applicant: Meadowbrook Realty LLC

**MOTION FOR RECONSIDERATION** – Carried to Regular Meeting May 10, 2022

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

**NEW APPLICATIONS**

Application No: 21-06-023 – Testimony to continua at Regular Meeting May 10, 2022

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

Dino Spadaccini, Esq.

Jim Kyle, PP

Mark Blasch, Architect

Justin Taylor, PE

Exhibits

A1 – Aerial photo

A2 – Major site plan pages 12-27

A3 – Color site layout pages 12-27

A4 – B&W site plan

A5 – Site plan pages 1-4

Dino Spadaccini, Esq representing applicant gives brief description of proposal being requested.

The first witness called is Mark Blasch, Architect. As this is a concept plan Mr. Blasch is gives overview of property improvements. The applicant is proposing 26 total units of mixed bedrooms with 4 being affordable, although in a separate building. They are also proposing 66 parking spaces whereas 62 are required. Jim Kyle, PP is called upon next to provide planning testimony. He also provides testimony to the affordable housing set aside as 15% rental and 20% market rate for sale. Discussions followed.

Township professionals are called next: Doug Johnson, PE, and Martin Trescott, PP from Reming & Vernick Engineers. More discussions followed and the applicant complies with height requirements but need a variance for the number of stories.

Public portion is opened and comments were made by the following:

Debbie Gordon, 115 Locust Avenue

Tammy Guevarra, 40 Gropp Avenue

John Lengenfelder, 129 Locust Avenue


Ray Shook, 43 Gropp Avenue

Mrs. Bedard, 434 Gropp Avenue

The Board made the following comments to be addressed at the next meeting: the impacts to the school district; single homes vs multi family; HOA and management of rentals; integration of affordable units; addition of playground area.

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I hereby certify that the Minutes of the Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on April 12, 2022, was approved and adopted as written at a Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on 5/26/22

  
Sabrina Bowling

Date:

6/1/22