



**MINUTES OF MEETING
HAMILTON TOWNSHIP ZONING BOARD
June 14, 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 Harrison
Ileana Schirmer	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.

RESOLUTIONS OF MEMORIALIZATION

Application No: 20-02-008 – Approved unanimously

Type: Residential

Owner/Applicant: Timothy Mulryne & Lisa Zacchino

NEW APPLICATIONS

Application No: 22-02-002

Type: Business

Owner: NJ Sports Associates LLC

Applicant: Christ Centered Church of Hamilton

PROPOSAL: Allowing a house of worship within an existing building

REQUEST: Use Variance

Location: 4 Tennis Court; Map 2; Section 1509; Lot 17

Zone: MFG

Board must act by September 3, 2022

Christopher Costa, Esq

Alan Schectel, PP

James Thaon, PE

Wayne Wyatt, Founder/Lead Pastor

Alan Lothian, PE Traffic

Exhibits

A1 – Site photo

A2 – Cover sheet

A3 – Site layout

A4 – Location plan

A5 – Existing land use plan

A6 – Color site plan

A7 – Architecturals

A8 – Enlarged Architecturals

Christopher Costa, gives brief description of application being presented. He explains they are the contract purchaser of 4 Tennis Court. They are requesting a use variance to occupy a portion of existing building for a small congregation. The applicant is proposing 160 seats which requires 40 parking stalls, and there are 42 existing. There is an existing tenant to remain of a dance studio. Wayne Wyatt is the founder and lead pastor of Christ Centered Church of Hamilton. He gives testimony to their operations. Services are mainly Sunday with bible study Thursday nights at 7:00pm. The improvements proposed are the reconfiguration of the restrooms, adding a vestibule and small office. Alan Lothian, PE, is called to provide engineering testimony. The site is the location of a former gymnastic studio. The current dance studio and church will have overlapping hours on Thursdays. There are two services in Sundays with approximately 29 spaces combined. The dance studio was observed on a Thursday with rehearsal and spaces being used was approximately 22. This observation confirms adequate parking is available. Discussions followed. Alan Schectel is called next to provide planning testimony. He provides the positive and negative criteria, with houses of worship an inherently beneficial use. Signage will be updated to reflect current tenants and will confirm to ordinance or they will have to return to the Board for approvals. Additional discussions followed. Township officials are then sworn in. Maryann Bucchi Carter, PP, CME Associates confirms May 25, 2022 memo written by Malvika Apta. If there are subsequent improvements such as signage or expansion, applicant will need to return for Board approvals. Jordan Rizzo, PE, CME Associates confirms memo dated May 25, 2022. Public portion is opened and no come comes forward. The application is then approved unanimously with a motion by Ms. Volkert and second by Ms. Schirmer.

Application No: 21-12-051

Type: Business

Owner: JDN Real Estate

Applicant: Chick-fil-A

PROPOSAL: Constructing a 5,147sqft Chick-fil-A restaurant

REQUEST: Preliminary & final site plan approval, variance relief from side yard setbacks, buffer strips, median, number of parking spaces, rear yard setback

Location: 500 Marketplace Blvd; Map 301; Section 2613; Lot 36

Zone: RD

Board must act by July 14, 2022

Duncan Prime

Doug Wolfe, Chick-fil-A

Christopher Riggle, PE

Patrick Downey, PE Traffic

Kathryn Gregory, PP

Exhibits

A - Aerial exhibit

B - Aerial rendering

C - Site Plan

D – Drive-thru stacking

E - Arch elevations

F – Arch elevations

Duncan Prime, attorney for the applicant, gives opening statement describing application being presented. Doug Wolfe, employee for Chick-fil-A in their strategic reinvestment program, is called upon to provide operational testimony. They remodel or reconfigure sites that need improvements when they can no longer operate efficiently. Daily operations will continue with no changes to hours or deliveries. Christopher Riggle, PE provides engineering testimony. The major improvements proposed are the dual drive thru with canopy

and additional pass through lane. The building itself will be smaller than the existing restaurant and this will allow more greenspace to be added to the site. Discussions followed. Patrick Downey, PE, is called to provide traffic testimony. This application is unusual as the use is exiting, the applicant is just relocating to another site in the existing shopping center. The trip generation is estimated higher due to the new building being slightly larger than the existing. The existing site has 400ft of stacking which equate to 19 vehicles before spillover to the existing roadway. The new plan allows for addition 130ft which can accommodate almost 50 cars before spilling over. There are also pedestrian improvement as there is a bus stop adjacent to the new location and this will allow employees which take public transportation to avoid crossing the intersection. Seating will be decreased by 40 to a total of 98 with parking spots proposed at 52. The observation at the exiting location with shared use of the bank parking was approximately 30. The size of parking stalls prosed is conforming to the existing layout. They have submitted a letter of no interest to DOT due to Route 130 access not being modified. Additional discussions followed. Kathryn Gregory, PP, is sworn in to provide planning testimony. Variances are pre-existing, non-conforming. The signage proposed meets requirements aside from one letter exceeding height allowance. Township professionals then called upon. Maryann Bucchi Carter, PP, CME Associates confirms May 5, 2022 memo written by Malvika Apta. Jordan Rizzo, PE, CME Associates confirms memo dated April 18, 2022.

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

Rachel Holland, 1 Creamery Road

The application is then unanimously approved with a motion from Ms. Schirmer and second by Ms. Volkert.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on June 14, 2022, was approved and adopted as written at a Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on October 25, 2022.



Sabrina Bowling

Date: October 26, 2022