



**MINUTES OF MEETING
HAMILTON TOWNSHIP ZONING BOARD
June 27, 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	James Kochenour
James Harrison	Jamie Volkert
Angela Evans	Sean Carter
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.

RESOLUTION OF MEMORIALIZATION

Application No: 22-04-008 – Approved unanimously

Type: Business

Owner: Manchester 270 Development, Inc

Applicant: PR III/LEG Hamilton Industrial, LLC

HOMEOWNER APPLICATIONS

Application No: 23-06-015 – Approved unanimously

Type: Residential

Owner/Applicant: Michael Davis

PROPOSAL: Constructing a 25'x25' garage

REQUEST: Variance relief from building coverage

Location: 331 Berg Avenue; Map 199; Section 2309; Lots 7 & 8

Zone: R-7

Board must act by October 13, 2023

Michael Davis

Joseph Primiano, Architect

Mr. Primiano explains application in front of the board. The property in question is an undersized lot in this zone at 5,300sqft, whereas 7,000sqft is required. The owner has a shed which will be removed to make way for the garage, which is an increase of 9% for building coverage. Township professionals are then sworn in. Samantha Brown, Township Engineer, reads into record her memo dated June 15, 2023. Robert Poppert, Township Planner, reads into record his memo dated June 14, 2023. Public portion is opened and no one comes forward. The application is then unanimously approved with a motion from MR. Kochenour and second by Mr. Harrison.

Application No: 23-06-016

Type: Residential

Owner/Applicant: Stephen & Susan Gaissert
PROPOSAL: Constructing a 12'x24' carport
REQUEST: Variance relief from side yard setback & checklist waiver
Location: 225 Eaton Avenue; Map 90; Section 1802; Lot 5
Zone: R-7
Board must act by October 13, 2023
Steve Gaissert

Mr. Gaissert is sworn in and explains he currently has a temporary carport and his request is to create a permanent carport which will be attached to the existing house. Discussions followed
Samantha Brown, Township Engineer, reads into record her memo dated June 15, 2023. Robert Poppert, Township Planner, reads into record his memo dated June 14, 2023. Public portion is opened and no one comes forward. Gutters will be installed to facilitate drainage towards street and not adjacent property. The application is then unanimously approved with a motion by Mr. Kochenour and second by Mr. Carter.

NEW APPLICATIONS

Application No: 22-12-029

Type: Business

Owner: McDonald's Real Estate Co

Applicant: McDonald's USA, LLC

PROPOSAL: Creating a dual order point drive thru configuration at existing McDonald's

REQUEST: Use variance D-3 (conditional use), preliminary & final site plan, variance relief from impervious coverage, number of parking spaces, driveway separation, drive thru barrier, pedestrian access, waiver of items 10, 12, 13, 24, 34, 35, 37-39

Location: 410 Route 33; Map 91; Section 1805; Lot 8.01

Zone: HC

Board must act by September 30, 2023

Keith Davis, Esq

Kevin Smoler, Franchisee

Mike Jeitner, PE

Tiffany Morrisey, PP

Exhibits

A1 – Parking study

A2 – Aerial of existing

A3 – Stacking exhibit

Mr. Davis gives brief opening statement of the proposal in front of the Board. Mr. Smoler is called to provide operational testimony and more testimony regarding the request being made. Family has owned and operated this franchise for many years and noticed the change in how patrons access their business, which has moved from dine-in to an increase in drive-thru as well as mobile ordering. Mr. Jeitner is called upon to provide engineering testimony. Their parking study confirms that parking standards have diminished, and an increase in vehicle traffic now requires an upgrade to their drive-thru configuration. They are putting in dual order points to help elevate the backup which spills out to Route 33. Ms. Morrisey is sworn in to provide planning testimony. This will make for the safe and efficient flow of traffic. Township Professional, Rick Hunt, PP, Alaimo Group, reads into record his memo dated June 26, 2023. Public portion is opened and no one comes forward. The application is then unanimously approved with a motion from Mr. Kochenour and second by Mr. Carter.

Application No: 23-01-002

Type: Business

Owner: JDN Real Estate – HAM L.P.

Applicant: McDonald's USA, LLC

PROPOSAL: Creating a dual order point drive thru configuration at existing McDonald's
REQUEST: Preliminary & final site plan approval & waiver of items 10, 12, 13, 24, 34, 35, 37-39
Location: 855 Marketplace Blvd; Map 301; Section 2613; Lot 34
Zone: RD

Board must act by September 30, 2023

Keith Davis, Esq

Kevin Smoler, Franchisee

Mike Jeitner, PE

Tiffany Morrissey, PP

Exhibits

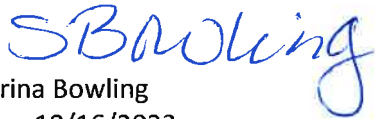
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Mr. Davis gives brief opening statement of the proposal in front of the Board. Mr. Smoler is called to provide operational testimony and more testimony regarding the request being made. Family has owned and operated this franchise for many years and noticed the change in how patrons access their business, which has moved from dine-in to an increase in drive-thru as well as mobile ordering. Mr. Jeitner is called upon to provide engineering testimony. Their parking study confirms that parking standards have diminished, and an increase in vehicle traffic now requires an upgrade to their drive-thru configuration. They will remove the parking spaces immediately adjacent to the building and this will make for the safe and efficient flow of traffic. Ms. Morrissey is sworn in to provide planning testimony. Township Professional, Rick Hunt, PP, Alaimo Group, reads into record his memo dated June 26, 2023. Public portion is opened and no one comes forward. The application is then unanimously approved with a motion from Mr. Kochenour and second by Mr. Carter.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on June 27, 2023, was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on October 10, 2023.



Sabrina Bowling

Date: 10/16/2023