



**Township of Hamilton Zoning Board of Adjustment
Mercer County, New Jersey
Regular Meeting – January 13, 2026
Council Chambers
Tentative Agenda**

The Order In Which Applications Are Heard May Vary

- A. Public hearing to start at 6:00 p.m.
(Election of Officers/Adoption of Official Newspapers/Adoption of Meeting Dates 2026 & 1/2027)
- B. Flag Salute
- C. Roll Call
- D. This meeting is being held in compliance with the Open Public Meetings Act, and proper notice has been given.
- E. "Opening Testimony on any given case shall be presented by the applicant, to be followed by the Township staff and then be open to the public. This procedure may be reversed at the discretion of the Board Chairman upon staff request."
- F. **RESOLUTIONS OF MEMORIALIZATION**
The Board's legal counsel has asked that the resolution for Application No. 22-09-020 be held for consideration until the next Board meeting to provide additional time for the Board professional's review
- 2. Application No. 25-10-034**
Type: Residential
Owner/Applicant: Keith and Lesley Glenfield
- G. **HELDOVER APPPLICATIONS**
- 1. Application No: 24-06-023**
Type: Residential
Owner/ Applicant: Mary Ann & William Strachan/Rosario & Rosa Pollina
PROPOSAL: Legitimizing preexisting nonconforming use of principal structure and cottage and constructing a 32' x 34' attached garage
REQUEST: A use variance & variance relief from side yard setback
Location: 131 Edgebrook Rd; Map 304; Section 2714; Lot 6
Zone: RRC
Board must act by February 6, 2026
- 2. Application No. 24-07-024**
Type: Commercial
Owner/Applicant: Sofaria Properties LLC
PROPOSAL: Permitting a second-floor Apartment
REQUEST: Use variance
Location: 1720 Greenwood Ave; Map 99; Section 1741; Lot 4
Zone: CC
Board must act by February 28, 2026

H. HOMEOWNER APPLICATIONS

1. Application No: 25-12-036

Type: Residential

Owner/Applicant: William Seitz

PROPOSAL: Constructing a 10'x11' three-season room

REQUEST: Variance relief from side yard setback and building coverage

Location: 241 Springdale Avenue; Map 311; Section 2701; Lot 7

Zone: R-10

Board must act by March 26, 2026

2. Application No: 25-12-037

Type: Residential

Owner/Applicant: Anthony & McKenzie Cannuli

PROPOSAL: Obtaining approval for existing in-ground pool

REQUEST: Variance relief for waiver of pool standards

Location: 125 Hempstead Road; Map 229; Section 2581; Lot 20

Zone: R-10

Board must act by April 3, 2026