



**Township of Hamilton Zoning Board of Adjustment**

**Mercer County, New Jersey**

**Regular Meeting – January 25, 2022**

**Tentative Agenda**

***The Order In Which Applications Are Heard May Vary***

- A. Public hearing to start at 6:00 p.m. via ZOOM\*  
**(Election of Officers/Adoption of Official Newspapers/Adoption of Meeting Dates 2022 & 1/2023)**
- B. Flag Salute
- C. Roll Call
- D. This meeting is being held in compliance with the Open Public Meetings Act. Adequate Notice of this Remote Public Meeting was provided pursuant to N.J.A.C. 5:39-1.5 and the content required in N.J.S.A. 10:4-8.
- 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. **Adoption of minutes**
- G. **RESOLUTION OF MEMORIALIZATION**
- 1. Application No: 21-11-046**  
Type: Residential  
Owner/Applicant: Heather & Scott Keim
- 2. Application No: 21-11-047**  
Type: Residential  
Owner/Applicant: Timothy & Mary Hoh
- 3. Application No: 21-11-048**  
Type: Residential  
Owner/Applicant: Sarah Klosek & George Ferland
- 4. Application No: 21-11-049**  
Type: Residential  
Owner/Applicant: Ann Marie & Gary Radice
- 5. Application No: 21-06-027**  
Type: Business  
Owner/Applicant: ER/UDC Hamilton LLC/East Ridge Development LLC
- H. **HOMEOWNER APPLICATIONS**
- 1. Application No: 21-10-041**  
Type: Residential  
Owner/Applicant: Joseph Venose  
PROPOSAL: Constructing a 28'x30' garage 15' in height  
REQUEST: Variance relief from size of accessory building and checklist waiver

**Location:** 142 Wescott Avenue; Map 272; Section 2372; Lot 27

**Zone:** R-5

**Board must act by February 19, 2022**

[https://www.dropbox.com/sh/tx330niaaomm87i/AADJUtFR2k5eXUzr2y2\\_lywFa?dl=0](https://www.dropbox.com/sh/tx330niaaomm87i/AADJUtFR2k5eXUzr2y2_lywFa?dl=0)

**I. HELDOVER APPLICATIONS**

**1. Application No: 21-10-039**

**Type:** Residential

**Owner/Applicant:** Adam Bless

**PROPOSAL:** Constructing a 12'x24.83' addition (two story)

**REQUEST:** Variance relief from side yard setbacks, building coverage & checklist waiver

**Location:** 213 Main Street; Map 335; Section 2716; Lot 40

**Zone:** R-10

**Board must act by February 26, 2022**

<https://www.dropbox.com/sh/53min36gf0p6bue/AAByiGueCYcBgD6NYZefT1qTa?dl=0>

**2. Application No: 21-06-023**

**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 March 31, 2022**

<https://www.dropbox.com/sh/sfxtyc5kplr176h/AAB5kDKSU5mhabFWuzBCm0Iua?dl=0>

**J. NEW APPLICATIONS**

**1. Application No: 21-06-028**

**Type:** Business

**Owner:** Dunne Manning Realty, LP

**Applicant:** Meadowbrook Realty, LP

**PROPOSAL:** Constructing a 4,588sq ft auto repair facility

**REQUEST:** Preliminary & final site plan approval, variance relief from front, side & rear yard setback, FAR, impervious coverage, number of parking spaces; sign standards – number, projection, setback; waiver of street trees and buffer

**Location:** 1201 Route 33; Map 124; Section 1945; Lot 1

**Zone:** HC

**Board must act by March 19, 2022**

<https://www.dropbox.com/sh/67bvd63upajoojo/AABSjHjN4NqZlIVJoXfjzifia?dl=0>

Please click the link below to join the webinar:

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