



Township of Hamilton Zoning Board of Adjustment
Mercer County, New Jersey
Regular Meeting – January 27, 2026
Council Chambers
Tentative Agenda
The Order In Which Applications Are Heard May Vary

- A. Public hearing to start at 6:00 p.m.
- 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**
 - 1. **Application 22-09-020**
Type: Business
Owner/Applicant 947 and 841 Kuser
- G. **NEW APPLICATIONS**
 - 1. **Application No. 25-09-033**
Type: Business
Owner/Applicant: Mesivta Ohr Yesroel, Inc
PROPOSAL: Use variance, waiver of site plan
REQUEST: Adding 6360sqft building for study hall facility
Location: 109 Route 156; Map 319; Section 2665; Lot 4
Zone: R-10
Board must act by March 8, 2026
- H. **HELDOVER APPLICATIONS**
 - 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