



**Township of Hamilton Zoning Board of Adjustment  
Mercer County, New Jersey  
Regular Meeting – February 17, 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 25-04-013**  
Type: Residential  
Owner/Applicant: Aqua New Jersey Inc
  - 2. Application 25-09-033**  
Type: Business  
Owner/Applicant: Mesivta Ohr Yesroel, Inc
  - 3. Application 25-12-036**  
Type: Residential  
Owner/Applicant: William Seitz
  - 4. Application 25-12-037**  
Type: Business  
Owner/Applicant: Anthony & McKenzie Cannuli
- G. **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 28, 2026

**H. NEW APPLICATIONS**

**1.Application No: 25-08-031**

**Type: Business**

**Owner/Applicant: Deluxe Realty LLC**

**PROPOSAL:** Constructing a 820sqft convenience store

**REQUEST:** Use variance, variance from impervious coverage

**Location:** 1511 S. Olden Avenue; Map 178; Section 2243; Lot 9

**Zone:** CC

**Board must act by June 6, 26**