



**Township of Hamilton Zoning Board of Adjustment
Mercer County, New Jersey
Regular Meeting – April 12, 2022
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. **Adoption of minutes from Zoning board Meetings January 25, 2022; February 8, 2022; February 22, 2022 and March 8, 2022**
- G. **RESOLUTION OF MEMORIALIZATION**
 - 1. Application No. 21-06-028**
Type: Business
Owner: Dunne Manning Realty LP
Applicant: Meadowbrook Realty LLC
- H. **MOTION FOR RECONSIDERATION**
 - 1. Application No: 21-11-042**
Type: Business
Owner: Lukoil North America LLC
Applicant: Mercerville Equities, LLC
PROPOSAL: Constructing a 2,325sq ft Chipotle
REQUEST: Use variance, preliminary & final site plan approval, variance relief from lot coverage, area, frontage, depth, side yard setback, number of parking spaces, buffer, driveway distance to ROW & intersection
Location: 249 Route 33; Map 90; Section 1799; Lot 4
Zone: HC
- I. **NEW APPLICATIONS**
 - 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 May 31, 2022

<https://www.dropbox.com/sh/sfxtyc5kplr176h/AAB5kDKSU5mhabFWuzBCm0lua?dl=0>