



Township of Hamilton Zoning Board of Adjustment
Mercer County, New Jersey
Regular Meeting – June 27, 2023
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. **RESOLUTION OF MEMORIALIZATION**
 - 1. Application No: 22-04-008**
Type: Business
Owner: Manchester 270 Development, Inc
Applicant: PR III/LEG Hamilton Industrial, LLC
- G. **HOMEOWNER APPLICATIONS**
 - 1. Application No: 23-06-015**
Type: Residential
Owner/Applicant: Michael Davis
PROPOSAL: Constructing a 25'x25' garage
REQUEST: Variance relief from building coverage
Location: 331 Berg Avenue; Map 199; Section 2309; Lots 7 & 8
Zone: R-7
Board must act by October 13, 2023
 - 2. Application No: 23-03-016**
Type: Residential
Owner/Applicant: Stephen & Susan Gaissert
PROPOSAL: Constructing a 12'x24' carport
REQUEST: Variance relief from side yard setback & checklist waiver
Location: 225 Eaton Avenue; Map 90; Section 1802; Lot 5
Zone: R-7
Board must act by October 13, 2023
- H. **NEW APPLICATIONS**
 - 1. Application No: 22-12-029**
Type: Business

Owner: McDonald's Real Estate Co

Applicant: McDonald's USA, LLC

PROPOSAL: Creating a dual order point drive thru configuration at existing McDonald's

REQUEST: Use variance D-3 (conditional use), preliminary & final site plan, variance relief from impervious coverage, number of parking spaces, driveway separation, drive thru barrier, pedestrian access, waiver of items 10, 12, 13, 24, 34, 35, 37-39

Location: 410 Route 33; Map 91; Section 1805; Lot 8.01

Zone: HC

Board must act by September 30, 2023

<https://www.dropbox.com/sh/vpi5rii8j6zu6y3/AACVnp7JBHS40kh59jE2mnR7a?dl=0>

2. Application No: 23-01-002

Type: Business

Owner: JDN Real Estate – HAM L.P.

Applicant: McDonald's USA, LLC

PROPOSAL: Creating a dual order point drive thru configuration at existing McDonald's

REQUEST: Preliminary & final site plan approval & waiver of items 10, 12, 13, 24, 34, 35, 37-39

Location: 855 Marketplace Blvd; Map 301; Section 2613; Lot 34

Zone: RD

Board must act by September 30, 2023

https://www.dropbox.com/sh/80ziu6kcw7fscxd/AACH_2MU622-xbzb2li1fJkia?dl=0