



**Township of Hamilton Zoning Board of Adjustment
Mercer County, New Jersey
Regular Meeting – August 8, 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. **Adoption of minutes from Zoning Board Meetings January 10, 2023, February 14, 2023, April 11, 2023 and April 25, 2023.**
- G. **RESOLUTIONS OF MEMORIALIZATION**
 - 1. Application No: 23-06-015**
Type: Residential
Owner/Applicant: Michael Davis
 - 2. Application No: 23-06-016**
Type: Residential
Owner/Applicant: Stephen & Susan Gaissert
 - 3. Application No: 22-12-029**
Type: Business
Owner: McDonald's Real Estate Co
Applicant: McDonald's USA, LLC
 - 4. Application No: 23-01-002**
Type: Business
Owner: JDN Real Estate – HAM L.P.
Applicant: McDonald's USA, LLC
- H. **HOMEOWNER APPLICATIONS**
 - 1. Application No. 23-07-019**
Type: Residential
Owner/Applicant: Leo Campbell
PROPOSAL: Constructing a 6' solid fence within a front yard area
REQUEST: Waiver of fence standards and checklist waiver

Location: 61 Wittenborn Avenue; Map 69; Section 1696; Lo 3

Zone: R-10

Board must act by November 3, 2023

I. HELDOVER APPLICATIONS

1. Application No. 22-05-009

Type: Business

Owner: Twin Ponds Owner LLC and Pond Court Realty LLC

Applicant: Twin Ponds Owner

PROPOSAL: Constructing a 98,700sqft senior apartment building (69 units)

REQUEST: Revised preliminary and final site plan (amend recreation facilities and Phase 3 layout)

Location: Yardville Hamilton Square Road; Map 213; Section 2173; Lots 21.01, 21.02, 21.03

Zone: RD

The Board must act by September 1, 2023

<https://www.dropbox.com/sh/fg6ckuimohh1l4k/AACLbpMczi7t5hnHVbNCFExha?dl=0>

J. NEW APPLICATIONS

1. Application No. 22-11-028

Type: Business

Owner/Applicant: 1437 East State St LLC

PROPOSAL: Constructing a 147,610sqft addition to existing 67,124sqft warehouse

REQUEST: Preliminary & final site plan approval, use variance (FAR), variance relief from impervious coverage, height, buffering, front yard setback and number of parking spaces

Location: 1437 East State Street; Map 81; Section 1730; Lot 4

Zone: IND

The Board must act by August 31, 2023

https://www.dropbox.com/sh/o6i1b0hrkx7rbx5/AABSyLpv4_XCdft4IXHzaTvFa?dl=0