



**Township of Hamilton Zoning Board of Adjustment
Mercer County, New Jersey
Regular Meeting – January 13, 2026
Council Chambers
Tentative Agenda**

The Order In Which Applications Are Heard May Vary

- A. Public hearing to start at 6:00 p.m.
(Election of Officers/Adoption of Official Newspapers/Adoption of Meeting Dates 2026 & 1/2027)
- 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 No. 22-09-020
Type: Business
Owner/Applicant: 947 Kuser Road LLC and 841 Kuser Road LLC

2. Application No. 25-10-034
Type: Residential
Owner/Applicant: Keith and Lesley Glenfield
- G. **HELDOVER APPPLICATIONS**
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

H. **HOMEOWNER APPLICATIONS**

1. **Application No: 25-12-036**

Type: Residential

Owner/Applicant: William Seitz

PROPOSAL: Constructing a 10'x11' three-season room

REQUEST: Variance relief from side yard setback and building coverage

Location: 241 Springdale Avenue; Map 311; Section 2701; Lot 7

Zone: R-10

Board must act by March 26, 2026

2. **Application No: 25-12-037**

Type: Residential

Owner/Applicant: Anthony & McKenzie Cannuli

PROPOSAL: Obtaining approval for existing in-ground pool

REQUEST: Variance relief for waiver of pool standards

Location: 125 Hempstead Road; Map 229; Section 2581; Lot 20

Zone: R-10

Board must act by April 3, 2026