



**MINUTES OF MEETING
HAMILTON TOWNSHIP ZONING BOARD
February 14, 2023**

At approximately 6:00 PM the meeting was called to order followed by the flag salute. Thereafter, the secretary of the board called the roll and announced that a quorum was present in attendance were:

Joseph Weber	James Kochenour
Ileana Schirmer	James Harrison
Jamie Volkert	Angela Evans
Sean Carter	Robert Kudrick

The Chairman then noted that the meeting was being held in compliance with the Open Public Meetings Act and that proper notice had been given and explained that the ordering of the Agenda is based on the deadline for Zoning Board action as established by the New Jersey Municipal Land Use Law ("MLUL") and, secondly, by the date an application is received by the administrative officer. Procedurally, the Chairman indicated that opening testimony on any given case shall be presented by the Township staff to be followed by testimony by the Applicant. However, this procedure may be reversed at the discretion of the Board Chairman upon staff request.

RESOLUTIONS OF MEMORIALIZATION

Application No. 22-04-006– Approved Unanimously
Type: Business
Owner/Applicant: Interstate Outdoor Advertising LP

Application No. 22-09-025– Approved Unanimously
Type: Business
Owner/Applicant: Brady Hamilton Square

HOMEOWNER APPLICATION

Application No: 22-12-030 – Carried to Regular Meeting March 14, 2023. No further notice required.
Type: Residential
Owner: George Altobelli
Applicant: 199 Taft Ave LLC
PROPOSAL: Constructing a single family home
REQUEST: Variance relief from lot area & width/frontage
Location: Whitehorse Avenue & Taft Avenue; Map 227; Section 2500; Lots 19, 20, 21
Zone: R-7
Board must act by June 8, 2023

Application No: 23-01-001
Type: Residential
Owner/Applicant: Chantel Womack
PROPOSAL: Constructing a 6' solid fence within a front yard
REQUEST: waiver of fence design standards & checklist waiver
Location: 40 Kuser Road; Map 113; Section 1913; Lot 256
Zone: R-10
Board must act by June 8, 2023

Chantel Womack

Ms. Womack explains the reason for her application before the board requesting 6' solid fence. Her property, as well as an existing restaurant, are on the corners of Kuser Road and D'Amico Avenue. She has small children and the business generates traffic and noise which this fence will help to buffer impact to her property. Discussions followed. Township professionals are then sworn in. Samantha Brown, Township Engineer, reads into record her memo dated January 2, 2023 and Robert Poppert, Township Planner, reads into record his memo dated February 10, 2023. More discussions followed – including angle of the fence so as not to obstruct the sight triangle at the corner and close off second existing driveway. Public portion is opened and no one comes forward. The application is then unanimously passed with a motion from Mr. Kochenour and second by Ms. Volkert.

Application No: 23-01-003

Type: Residential

Owner/Applicant: Kyle Zabel

PROPOSAL: Constructing a 10'x11' addition

REQUEST: Variance relief from side & rear setbacks, building coverage, checklist waiver

Location: 29 Alfred Avenue; Map 292; Section 2478; Lot 11

Zone: R-5

Board must act by June 8, 2023

Kyle Zabel

Mr. Zabel explains the proposal in front of the board is to square off a portion of the rear of his house. The existing footprint of the house is not a full rectangle and his wish is to make this as such. Samantha Brown, Township engineer, reads into record her memo dated February 8, 2023. Robert Poppert, Township Planner, reads into record his memo dated February 10, 2023.

Public portion is opened and comments were made by the following:

Ventura Chaj, 37 Linden Avenue

Lois Bourget, 39 Alfred Avenue

More discussions followed. The application is then unanimously approved by motion from Mr. Kochenour and second by Ms. Volkert.

NEW APPLICATIONS

Application No: 21-12-055– Carried to Regular Meeting March 14, 2023. No further notice required.

Type: Business

Owner/Applicant: Edward Ossowski, Jr & William Ossowski, Trustee

PROPOSAL: Agricultural storage/sales/landscaping/construction

REQUEST: Use variance

Location: 4641 Crosswicks Hamilton Square Road; Map 340; Section 2724; Lot 58

Zone: RRC

Board must act by February 15, 2023

I hereby certify that the Minutes of the Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on February 14, 2023, was approved and adopted as written at a Meeting of the Hamilton Township Planning Board Regular Meeting which was held on August 8, 2023.



Sabrina Bowling

Date: August 9, 2023