



**MINUTES OF MEETING
HAMILTON TOWNSHIP ZONING BOARD
February 22, 2022**

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
Barry Zadworny	Ileana Schirmer
Anthony Angelico	Jamie Volkert
Angela Evans	

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.

NEW APPLICATIONS

Application No: 21-06-028

Type: Business

Owner: Dunne Manning Realty, LP

Applicant: Meadowbrook Realty, LP

PROPOSAL: Constructing a 4,588sq ft auto repair facility

REQUEST: Preliminary & final site plan approval, variance relief from front, side & rear yard setback, FAR, impervious coverage, number of parking spaces; sign standards – number, projection, setback; waiver of street trees and buffer

Location: 1201 Route 33; Map 124; Section 1945; Lot 1

Zone: HC

Board must act by March 19, 2022

Stephen Hehl, Esq

Nick Graviano, PP

James Thaon, PE

Michael Ferri

John Bedson

Paul Going

Exhibits

A1 – Aerial exhibit

A2 – Color site plan

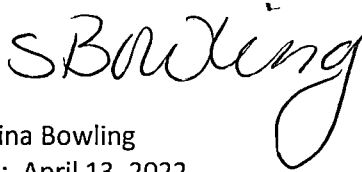
A3 – Floor plan

A4 & A5 - Exterior Elevations

Mr. Hehl gives opening statement briefly touching on previous use of the site and variances being requested. First witness called is John Bedson, District Manager for Valvoline Instant Oil Change. He gives testimony on business model and daily operations. This facility provides a drive through service to oil changes and other minor services. Customers stay in their car and pull into a service bay with a lower level where the technicians work under the vehicle. Deliveries occur once a week for parts and separate waste hauler for used oil. The next witness called is Mr. Thaon. He provides testimony on engineering, architecture and landscaping. As this facility

has a basement feature the total size of the building is 4154sq ft and each floor being 2077sq ft. Impervious coverage will be reduced by 13%. No changes to the existing driveways. The site is currently developed and doesn't meet the standards for Major Development and total disturbance is approximately .37 acres. Architecture and signage will comply with Township Code. Mr. Graviano is up next to provide planning testimony. Township professionals are sworn in. Emily Goldman, PP, Clark Caton Hintz, reads into record her most recent memo dated January 12, 2022. Jeff Richter, PE, ACT Engineers, reads into record last memo dated January 14, 2022. Public portion was opened and no one comes forward. Discussions followed. The application was then unanimously approved with a motion from Mr. Zadworny and second by Mr. Angelico.

I hereby certify that the Minutes of the Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on February 22, 2022, was approved and adopted as written at a Meeting of the Hamilton Township Zoning Board Regular Meeting which was held on April 12, 2022.

A handwritten signature in black ink that reads "SBowling". The letters are cursive and connected, with a small mark above the 'o' in "Bowling".

Sabrina Bowling
Date: April 13, 2022