

Township of Hamilton
January 26, 2009

A Reorganization meeting of the Township of Hamilton Zoning Board of Adjustment was held on the above date with Chairperson, Robert J. Campbell, Sr., presiding. Members present were Charles Cain, Wayne Choyce, Eduardo Freire, Kathi Lentz, Werner Raff, and Frank Tomasello. Alternates present were Elaine Valentino & David Grassi. Also present was Robert A. Cooper, Solicitor.

The Statement of Compliance was read.

Oath of Service – Zoning Board Secretary, Jeanne deVecchis, administered the Oath of Service to the following: Frank Tomasello 12/31/12, appointed as a Regular Zoning Board Member; Kathi Lentz 12/31/12, appointed as a Regular Zoning Board Member; Elaine Valentino 12/31/10, appointed as Alternate #1 Zoning Board Member; and David Grassi 12/31/09, appointed as Alternate #2 Zoning Board Member.

Mr. Campbell congratulated the newly sworn-in Board Members, and also thanked Board Members, Wayne Choyce; Charles Cain; and Werner Raff, for their time to review all of the Professional's proposals submitted and making their recommendations to the Board Members.

Election of Chairperson for 2009 – Mr. Raff moved, seconded by Mr. Choyce, to elect Robert J. Campbell, Sr. for the position of Chairperson of the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

| | | |
|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ - AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Election of Vice-Chairperson for 2009 – Mr. Cain moved, seconded by Mr. Freire, to elect Werner Raff for the position of Vice-Chairperson of the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

| | | |
|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ – AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Appointment of Secretary for 2009 – Mr. Cain moved, seconded by Mr. Freire, to appoint Jeanne deVecchis to the position of Secretary to the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

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|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ – AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Appointment of Solicitor – Mr. Choyce moved, seconded by Mr. Cain, to appoint Robert A. Cooper, Esq. to the position of Solicitor to the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

| | | |
|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ – AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Appointment of Alternate Solicitor – Mr. Choyce moved, seconded by Mr. Raff, to appoint Michael Fitzgerald, Esq., to the position of Alternate Solicitor to the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

| | | |
|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ – AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Appointment of Planner – Mr. Choyce moved, seconded by Mr. Cain, to appoint Mott Associates, LLC, to the position of Planner to the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

| | | |
|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ – AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Appointment of Alternate Planner – Mr. Choyce moved, seconded by Mr. Raff, to appoint Bach Associates, to the position of Alternate Planner to the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

| | | |
|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ – AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Appointment of Engineer – Mr. Raff moved, seconded by Mr. Cain, to appoint Polistina Associates, LLC, to the position of Engineer to the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

| | | |
|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ – AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Mr. Choyce commented that upon reviewing the Professional's proposals, it was their recommendation that the Board could adequately be served by appointing one single consultant for the positions of Engineer, Traffic Engineer, & Lighting Consultant. Mr. Choyce stated they also did not feel it necessary to appoint a separate Environmental Consultant at this time.

Appointment of Traffic Engineer & Lighting Consultant – Mr. Raff moved, seconded by Mr. Choyce, to appoint Polistina Associates, LLC, to the positions of Traffic Engineer & Lighting Consultant to the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

| | | |
|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ – AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Appointment of Alternate Engineer, Traffic Engineer, & Lighting Consultant - Mr. Choyce moved, seconded by Mr. Cain, to appoint Dixon Associates Engineering, LLC, to the positions of Alternate Engineer; Alternate Traffic Engineer; & Alternate Lighting Consultant to the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

| | | |
|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ – AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Appointment of Landscape Architect Consultant – Mr. Choyce moved, seconded by Mr. Raff, to appoint Engineering Design Associates, P.A. to the position of Landscape Architect Consultant to the Township of Hamilton Zoning Board of Adjustment for the year 2009. No other names were presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

| | | |
|------------------|------------------|-------------------------|
| MR. CAIN – AYE | MR. FREIRE – AYE | MR. RAFF – AYE |
| MR. CHOYCE – AYE | MS. LENTZ – AYE | MR. TOMASELLO – AYE |
| | | MR. CAMPBELL, SR. – AYE |

SAID MOTION CARRIED.

Chairperson's Appointments to Site Plan Committee – Mr. Campbell, Sr. appointed Board Members, Charles Cain, Wayne Choyce, and Eduardo Freire to serve as Site Plan Committee regarding Zoning Board applications to the Township of Hamilton Zoning Board of Adjustment for the year 2009.

Chairperson's Appointment of Liaisons to Police, Fire & Rescue – Mr. Campbell, Sr. appointed Board Members, Kathi Lentz & Werner "Buster" Raff to serve as Liaisons to Police, Fire, & Rescue for Township of Hamilton Zoning Board of Adjustment for the year 2009.

Chairperson's Appointment of Liaison to Zoning Board Solicitor – Mr. Campbell, Sr. appointed Board Member, Frank Tomasello, to serve as Liaison to Robert A. Cooper, Esq., Zoning Board of Adjustment Solicitor, for the year 2009.

Meeting Times & Dates – Mr. Tomasello moved, seconded by Mr. Choyce, to establish the fourth Monday of every month, with the exception of May & December, as the day on which the Zoning Board of Adjustment Board meetings in 2009 will be conducted; and to establish the time of 7:00 P.M.; with the dates of May 11th, 2009 & December 14th, 2009, being tentatively scheduled due to the Memorial Day & Christmas Holidays. SAID MOTION CARRIED WITH SEVEN MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Designation of Official Newspapers – Mr. Tomasello moved, seconded by Mr. Choyce, to designate the Press of Atlantic City; Atlantic County Record; Record Journal; and The Current, as official newspapers for Zoning Board Publications. SAID MOTION CARRIED WITH SEVEN MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Adoption of Rules of Procedure – Mr. Choyce moved, seconded by Mr. Cain, to adopt the Rules of Procedure, as written, for the Township of Hamilton Zoning Board of Adjustment for the year 2009. SAID MOTION CARRIED WITH SEVEN MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Approval of Minutes – Mr. Freire moved, seconded by Mr. Raff, to approve the minutes of the November 24, 2008 Zoning Board of Adjustment meeting. SAID MOTION CARRIED WITH SEVEN MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Mr. Freire moved, seconded by Mr. Raff, to approve the minutes of the December 8, 2008 Zoning Board of Adjustment meeting. SAID MOTION CARRIED WITH SEVEN MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Public Comment – Ms. Aline Dix commented that under the “Sunshine Law”, “special” meetings must be advertised in a daily newspaper. Some discussion ensued. Ms. deVecchis informed Ms. Dix that the reorganization meeting this evening was a regular meeting scheduled on the fourth Monday in January, and not classified as a “special” meeting.

Township Mayor Nelson Gaskill was present and thanked everyone for their contribution to our Community. Committeeman, Charles Pritchard, was present and welcomed the new Board Members and thanked everyone for their service. Committeewoman, Amy Gatto, was present and also thanked everyone.

With no other public comment, Mr. Tomasello moved, seconded by Mr. Cain, to close the public portion of the meeting. SAID MOTION CARRIED WITH SEVEN MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Mr. Campbell, Sr. thanked the Solicitor, Robert J. Campbell, Jr. and all of the Professionals & Board Members who served the Board during 2008. Several Board Members commented that Mr. Campbell, Jr. did a fine job in serving the Board as Solicitor.

Mr. Campbell, Sr. requested that the Zoning Board Secretary look into getting business cards for the Zoning Board Members for identification purposes when they need to visit a property. Ms. deVecchis stated she would look into the cost.

Memorialization of Resolution – A Resolution prepared by the Solicitor for the following application were accepted by those Members voting “AYE” NO “NAY”, TWO “ABSTAIN”:

Delta Group, LLC (Hamilton Auto Spa); Block 1134, Lot 6; App.# 9-07SP

Adjournment – Mr. Tomasello moved, seconded by Mr. Cain, to adjourn the Zoning Board of Adjustment meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Respectfully submitted,

Jeanne C. deVecchis, Secretary
Zoning Board of Adjustment

This entire meeting was taped. The tapes are on file in the Zoning Office and may be reviewed by interested persons during regular business hours.