

A meeting of the Township of Hamilton Zoning Board of Adjustment was held on the above date with Chairperson, Elaine Valentino, presiding. Members present were Wayne Cain, Wayne Choyce, William Christman, Bruce Strigh, Amanda Zimmerman and alternate member, Debra Kraus. Also present was the Board Solicitor, Robert Cooper and Zoning Officer, Philip Sartorio.

The Statement of Compliance was read.

Announcements: There were none.

Service Pro Signs; App. #5-14; Block 1319 Lot 2; located at 2300 Wrangleboro Road (Sleepy's) was present and represented by Carolyn Davis. A Variance is being requested to install a sign (87+-ft.) on the façade of a unit in Consumer Square that has a façade width of 46.25+- ft. and any other variances found to be necessary.

Solicitor, Robert Cooper verified that the proof package had been executed properly.

The following were sworn in as witnesses:

Larry Patierno - Representative of Service Pro Signs

JD Devlin-Store Manager of Sleepy's

Phil Sartorio-Zoning Officer

Ms. Davis stated the neighboring signs are much larger than what is permissible & what is being proposed will look consistent to the other signs in the shopping complex.

Mr. Patierno submitted a photo which will be marked as Exhibit A-1.

Discussion ensued regarding representation of Sleepy's & DDR (owner of shopping complex).

The variance is for the permanent sign. The temporary sign would be for 2 weeks & requires a permit.

Mr. Sartorio explained when the shopping center was approved the sign standard was 2 square feet per linear foot of frontage. The township modified it to the current standards (1 square foot per linear foot). Mr. Sartorio tried to contact the owner of the building to see what size sign was previously there but received no answer.

The photo in the Exhibit shows where the sign will be located when the store opens.

The applicant thinks Ethan Allen may have occupied the store where Sleepy's is going.

Mr. Devlin testified the shopping center is busy & the store wants to be accessible, identifiable and locatable. The store that is located at The Festival at Hamilton will be relocating to this spot. The store wants consumers to be able to locate it once they move. The sign will be smaller than what exists at Festival. This store will be the 3rd located in Mays Landing.

Discussion ensued regarding who will be receiving the variance (the owner or tenant).

Mr. Choyce drove through the shopping center and noted the existing signs are larger than what the applicant is proposing.

Ms. Valentino asked if anyone would like to speak during this portion of the hearing for public comment and there was no response. Mr. Choyce moved, seconded by Ms. Zimmerman to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE," NO "NAY," NO "ABSTAIN."

Ms. Valentino would like the following to be included in the language of the Resolution: The sign is to be internally illuminated; non flashing; no animation; the banner be installed and maintained in accordance to municipal regulations not to exceed 2 weeks. Any bulbs that have to be replaced shall be done within 2 weeks.

Jospeh Leyenaar, Jr. arrived at 7:26 pm.

Mr. Strigh asked if Sleepy's places signs along the streets for advertising purposes and Mr. Devlin replied no.

Ms. Zimmerman moved, seconded by Mr. Strigh on App. #5-14, Block 1319 Lot 2 located at 2300 Wrangleboro Road to grant a variance permitting a sign on the façade of the building as proposed in the application with the maximum square footage of 87 square feet and to include the following: The sign is to be internally illuminated; non flashing; no animation; the banner be installed and maintained in accordance to municipal regulations not to exceed 2 weeks. Any bulbs that have to be replaced shall be done within 2 weeks. SAID MOTION CARRIED WITH SEVEN (7) MEMBERS VOTING "AYE", NO MEMBERS VOTING "NAY," and "NO ABSTAIN."

ROLL CALL ON THE ABOVE MOTION:

MR. CAIN- AYE	MR. CHOYCE-AYE	MR. CHRISTMAN-AYE
MR. STRIGH -AYE	MS. ZIMMERMAN-AYE	MS. KRAUS-AYE
MS. VALENTINO-AYE		

SAID MOTION CARRIED.

NOTE: The following Board Members made comments

MR. CAIN: I am familiar with the shopping area and the store. Based on the sign being smaller I see no detriment. I vote yes.

MR. CHOYCE: Yes. I feel what the applicant is proposing is less detrimental than what exists at the shopping center.

MR. CHRISTMAN: Yes.

MR. STRIGH: Yes for the previously stated reasons.

MS. ZIMMERMAN: Based upon the testimony given as well as comments from my fellow Board members, I don't see a detriment. The sign will be smaller than the prior requirements, I vote yes.

MS. KRAUS: Yes.

MS. VALENTINO: I vote yes for the reasons previously stated.

Mr. Cooper asked if the square footage is exactly 87 square feet and the applicant replied yes.

Approval of Minutes – Mr. Strigh moved, seconded by Mr. Christman to approve the minutes from the March 24, 2014 meeting. SAID MOTION CARRIED WITH FIVE (5) MEMBERS VOTING "AYE," NO "NAY," and TWO (2) "ABSTAIN."

Memorialization of Resolution – Mr. Christman moved, seconded by Mr. Cain to adopt the resolution for Township of Hamilton -App. #22-2013; Block 785 Lots 2-4. SAID MOTION CARRIED WITH SIX (6) MEMBERS VOTING "AYE," NO "NAY," and NO "ABSTAIN."

ROLL CALL ON THE ABOVE MOTION:

MR. CAIN-AYE	MR. CHRISTMAN-AYE	MR. STRIGH-AYE
MR. LEYENAAR-AYE	MS. KRAUS-AYE	MS. VALENTINO- AYE

SAID MOTION CARRIED.

Memorialization of Resolution – Mr. Strigh moved, seconded by Mr. Cain to adopt the resolution for Denise Thomas -App. #3-2014; Block 665 Lot10. SAID MOTION CARRIED WITH SIX (6) MEMBERS VOTING "AYE," NO "NAY," and NO "ABSTAIN."

ROLL CALL ON THE ABOVE MOTION:

MR. CAIN-AYE	MR. CHRISTMAN-AYE	MR. STRIGH-AYE
MR. LEYENAAR-AYE	MS. KRAUS-AYE	MS. VALENTINO- AYE

SAID MOTION CARRIED.

Memorialization of Resolution – Mr. Strigh moved, seconded by Mr. Cain to adopt the resolution for Robert & Tracy Bustard -App. #4-2014; Block 790 Lot 2. SAID MOTION CARRIED WITH SIX (6) MEMBERS VOTING “AYE,” NO “NAY,” and NO “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

MR. CAIN-AYE

MR. CHRISTMAN-AYE

MR. STRIGH-AYE

MR. LEYENAAR-AYE

MS. KRAUS-AYE

MS. VALENTINO- AYE

SAID MOTION CARRIED.

Public Comment- Ms. Valentino opened this part of the hearing for public comment and there was no response. Ms. Zimmerman moved, seconded by Mr. Cain to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE,” NO “NAY,” NO “ABSTAIN.”

Executive Session- There were no items to discuss.

There was discussion regarding Harding Brass.

Ms. Valentino reminded all members to watch the video regarding Ethics.

Mr. Choyce asked about the Financial Statements and when are they due. The Secretary stated she will forward the information as soon as it is received.

Ms. Valentino asked if Mr. Zyndorf applied for Site Plan Approval. The Secretary answered no.

Adjournment – Mr. Cain moved, seconded by Mr. Choyce to adjourn the Zoning Board of Adjustment meeting at 7:39 p.m. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE,” NO “NAY,” NO “ABSTAIN.”

Respectfully submitted,

Deborah Ohnemuller, Secretary
Zoning Board of Adjustment