

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 Choyce, William Christman, Bruce Strigh and Amanda Zimmerman. Also present was the Board Solicitor, Robert Cooper.

The Statement of Compliance was read.

Announcements: The attorney for item # 7 (App. # 8-2014) 6049 Main Street has requested the application to be carried until the June 23, 2014 meeting. They are requesting relief from obligation to re-serve or re-publish notice of this application along with agreeing to waive the running of statutory time limits on the Board for taking action until the next meeting. Mr. Cooper stated he spoke to the attorney & there may be an amendment to the application. If there is a change, then they will have to re-notice & re-publish.

Pleasantville Investments, LLC; App. #7-14; Block 801 Lot 5; located at 208 Route 50 was present and represented by Keith Davis. The applicant is seeking amendment of language of previous resolution (14-2011). Mr. Dhaliwal transferred the ownership of the property to the LLC.

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

Mr. Davis stated the applicant came before the Board previously for a Certificate of Appropriateness & bulk relief to reconstruct a single family home which was damaged by fire. The applicant stated the basement would remain unfinished during that time. That requirement was also in the Resolution (14-2011) but the applicant submitted construction documents which showed a bathroom in the basement along with a wall that separated a utility room from the rest of the basement. The construction office reviewed & approved those plans. Inspections were done & no questions were raised about that bathroom until the Certificate of Occupancy was applied for. It is being held up until the matter is resolved before the Board.

The owner's intent is not to make this a multifamily rental dwelling and there are 1 set of utility meters for the entire home. It is being marketed as a single family dwelling for rent (4 bedrooms & 2 baths). There are no new plans to submit.

Mr. Rami Nassar was sworn in and testified he is the engineer for the applicant. The plans which were submitted were conceptual and show the outside of the building. The construction documents show the basement bathroom & were signed off on.

Mr. Choyce confirmed there are no problems with the exterior of the house only the interior improvement to the basement.

Ms. Valentino read the minutes from the September 26, 2011 meeting (page 1 of 7) "Ms. Valentino confirmed that the basement will be 8' high and asked about the dormers on the 2nd floor and steps to the attic. Mr. Nassar confirmed that this will be a single family home and the attic will be used for storage. The basement will remain unfinished and will have the electrical and mechanical equipment stored there. The basement has to be 8' high due to current standards." Based on the minutes there are 2 items in question. The house is being marketed as a 4 bedroom but the plans show 2. Clarification is needed.

Mr. Ranji Dhaliwal was sworn in and testified there are 2 bedrooms on the 1st floor; 2 bedrooms, bathroom & utility room in the basement. The attic can be used as a room, it is an open space.

Mr. Nassar stated the attic roof slopes and it is an open space with no closet. The stairs to the attic are the same as what was in the original house.

Once the house is complete Mr. Dhaliwal will apply for a rental CO.

Mr. Cooper confirmed that the applicant is requesting 2 bedrooms on the 1st floor; 1 bedroom in the basement; a utility room in the basement; a bathroom in the basement and storage space on the 2nd floor.

Ms. Valentino asked if that area would be a separate apartment and Mr. Davis replied no because separate electric meters would have to be installed.

At 7:40 pm Mr. Robert Sandman entered the room and announced if anyone was here for the special meeting of the Governing Body, they have reconvened from Executive Session in order to render a decision.

Ms. Valentino asked if anyone else would like to speak for public comment. 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."

Executive Session- Mr. Cooper had items to discuss at 7:49 pm.

Adjournment – Mr. Choyce moved, seconded by Mr. Christman to adjourn the Zoning Board of Adjustment meeting at 7:52 p.m. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE," NO "NAY," NO "ABSTAIN."

Respectfully submitted,

Deborah Ohnemuller, Secretary
Zoning Board of Adjustment