

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 Bruce Strigh, Amanda Zimmerman & alternate member Debra Kraus. Also present was the Board Solicitor, Robert Cooper.

The Statement of Compliance was read.

Announcements: There were none.

Laurie Zaleski; App. #18-14; Block 495 lot 3; located at 6908 Railroad Boulevard was present and is seeking a variance for side & rear yard setbacks to construct a 64 x 64 barn and any other variances found to be necessary.

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

Ms. Zaleski was sworn in and testified the barn will be used for agricultural purposes. The setbacks being requested are 100 feet for the side yard & 200 feet for the rear yard. She presented photos showing where the barn would go & a photo of the proposed barn.

Exhibits:

A1-A5: photos of the property
A6 & A7: photos of proposed barn

Ms. Zaleski identified the buildings on the property. The current barn is used for animals & hay; a second barn is used for tractors/farm equipment; 3rd barn is used for hay (this will be taken down). There is also a single family house & garage.

Ms. Valentino commented about the house numbers not being sequential on that street.

Ms. Zaleski stated she rescues farm animals & the neighbor to the rear is 200' away.

Ms. Kraus noted as per the tax records the property to the rear is vacant, the property to the side is owned by the EPA & across the street it is vacant. She stated the animals which are there & the property is well maintained.

The utilities will consist of electric only & no one will be living there.

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

Mr. Strigh moved, seconded by Ms. Kraus on App. #18-14, Block 495 Lot 3 located at 6908 Railroad Boulevard to grant a variance to construct a 64 foot by 64 foot pole barn with a side yard setback of not less than 100 feet & rear yard setback not less than 200 feet. SAID MOTION CARRIED WITH FOUR (4) MEMBERS VOTING "AYE", NO MEMBERS VOTING "NAY," and "NO ABSTAIN."

ROLL CALL ON THE ABOVE MOTION

MR. STRIGH-AYE
MS. VALENTINO-AYE

MS. ZIMMERMAN-AYE

MS. KRAUS-AYE

SAID MOTION CARRIED.

NOTE: The following Board Members made comments

MR. STRIGH: Yes.

MS. ZIMMERMAN: Yes.

MS.KRAUS: Yes.

MS. VALENTINO: Yes.

James Langlois; App. #19-14; Block 876 Lot 2; located at 6182 Spruce Street was present and is seeking a Variance to construct a 24 x 30 pole barn in the front yard area and any other variance(s) found to be necessary.

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

Mr. Langlois was sworn in & testified he is running out of room in the present garage & needs another structure. There is a 2 story house, 2 story garage, barn & sheds on the property. No one lives above the garage & the house is the primary residence.

The barn will be located behind the house but behind his house is the Atlantic City Expressway.

There are horses on the property & the proposed barn is for his personal use. There will be electric. The photo represents what the barn will look like. It is 15 feet high.

Ms. Kraus visited the property and noted it there are woods to the Expressway. The barn will be 650' away from the Expressway & no trees will be taken down. A paddock was previously located there.

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

Mr.Strigh moved, seconded by Ms. Kraus on App. #19-14, Block 876 Lot 2 located at 6182 Spruce Street to grant a Variance to construct a 24 foot by 30 foot pole barn in the front yard area as per the drawing submitted. SAID MOTION CARRIED WITH FOUR (4) MEMBERS VOTING "AYE", NO MEMBERS VOTING "NAY" and "NO "ABSTAIN."

ROLL CALL ON THE ABOVE MOTION

MR. STRIGH-AYE MS. ZIMMERMAN-AYE MS. KRAUS-AYE
MS. VALENTINO-AYE

SAID MOTION CARRIED.

NOTE: The following Board Members made comments

MR. STRIGH: Yes.

MS. ZIMMERMAN: Yes.

MS. KRAUS: Yes.

MS. VALENTINO: Yes. I also visited the property & noted it is surrounded by woods. The utilization of the structure is keeping with the rest of the property & neighborhood.

Approval of Minutes – Ms. Zimmerman moved, seconded by Mr. Strigh to approve the minutes from the November 24, 2014 meeting as amended. SAID MOTION CARRIED WITH FOUR (4) MEMBERS VOTING "AYE," NO "NAY," and NO "ABSTAIN."

ROLL CALL ON THE ABOVE MOTION

MR. STRIGH-AYE MS. ZIMMERMAN-AYE MS. KRAUS-AYE
MS. VALENTINO-AYE

SAID MOTION CARRIED.

Memorialization of Resolution – Mr. Strigh moved, seconded by Ms. Kraus to adopt the resolution for MarieElena Ferraro-App. #17-2014; Block 694 Lot 2 . SAID MOTION CARRIED WITH FOUR (4) MEMBERS VOTING "AYE," NO "NAY," and NO "ABSTAIN."

ROLL CALL ON THE ABOVE MOTION:

MR. STRIGH-AYE
MS. VALENTINO-AYE

MS. ZIMMERMAN-AYE

MS. KRAUS-AYE

SAID MOTION CARRIED.

Memorialization of Resolution – Mr. Strigh moved, seconded by Ms. Zimmerman to adopt the resolution for Bithika Bhowmick-App. #14-2014; Block 496 Lot 11. SAID MOTION CARRIED WITH THREE (3) MEMBERS VOTING “AYE,” NO “NAY,” and ONE (1) “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

MR. STRIGH-AYE
MS. VALENTINO-AYE

MS. ZIMMERMAN-AYE

MS. KRAUS-ABSTAIN

SAID MOTION CARRIED.

Public Comment- Ms. Valentino asked if anyone would like to speak for public comment. Ms. Zimmerman moved, seconded by Mr. Strigh 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.

Ms. Valentino noted the Zoning Board reorganization is January 12, 2015 & the regular meeting is January 26, 2015. She invited Wayne & Bruce to join her in reviewing the RFP responses for 2015.

There was discussion regarding the BOE meeting December 11, 2014 and Zoning Board Members being invited to attend. The Secretary read the same article but noted nothing official was presented to the office.

Ms. Valentino mentioned Mr. Cooper did not present a RFP for 2015.

Mr. Cooper thanked the Board for 5 years of service.

The other members thanked him also.

Adjournment – Ms. Kraus moved, seconded by Ms. Zimmerman to adjourn the Zoning Board of Adjustment meeting at 7:26 p.m. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE,” NO “NAY,” NO “ABSTAIN.”

Respectfully submitted,

Deborah Ohnemuller, Secretary
Zoning Board of Adjustment