

A Reorganization 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, George Samuelsen, Bruce Strigh & Amanda Zimmerman. Alternate member, Carl Pitale, was also present.

The Statement of Compliance was read.

Announcements: There were none.

Oath of Service – Ms. Zimmerman administered the Oath of Service to the following: Bruce Strigh as a Regular Zoning Board Member and Carl Pitale as an Alternate.

Ms. Valentino explained the process of how the recommendations were made for the reorganization. Each professional submission was reviewed individually by the subcommittee (Ms. Valentino, Mr. Choyce and Mr. Strigh) and they then met as a group to review these submissions.

Election of Chairperson for 2015 – Mr. Choyce moved, seconded by Mr. Samuelsen to elect Elaine Valentino for the position of Chairperson of the Township of Hamilton Zoning Board of Adjustment for the year 2015, until the Board reorganizes in 2016. No other names were presented.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE	MR. CHRISTMAN-AYE	MR. SAMUELSEN – AYE
MR. STRIGH-AYE	MS. ZIMMERMAN-ABSTAIN	MR. PITALE-AYE
MS. VALENTINO-ABSTAIN		

SAID MOTION CARRIED.

Election of Vice-Chairperson for 2015 – Mr. Choyce moved, seconded by Mr. Christman to elect Bruce Strigh for the position of Vice-Chairperson of the Township of Hamilton Zoning Board of Adjustment for the year 2015, until the Board reorganizes in 2016. No other names were presented.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE	MR. CHRISTMAN-AYE	MR. SAMUELSEN – AYE
MR. STRIGH-ABSTAIN	MR. PITALE-AYE	MS. VALENTINO-AYE

SAID MOTION CARRIED.

Appointment of Secretary for 2015 – Mr. Strigh moved, seconded by Mr. Choyce to appoint Deborah Ohnemuller to the position of Secretary to the Township of Hamilton Zoning Board of Adjustment for the year 2015, until the Board reorganizes in 2016. No other names were presented.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE	MR. CHRISTMAN-AYE	MR. SAMUELSEN – AYE
MR. STRIGH-AYE	MR. PITALE-AYE	MS. VALENTINO-AYE

SAID MOTION CARRIED.

Appointment of Solicitor for 2015 – Mr. Strigh moved, seconded by Mr. Choyce to appoint Rebecca Lafferty, Esq. to the position of Solicitor to the Township of Hamilton Zoning Board of Adjustment for the year 2015, until the Board reorganizes in 2016. No other names were presented.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE
MR. STRIGH-AYE

MR. CHRISTMAN-AYE
MR. PITALE-AYE

MR. SAMUELSEN – AYE
MS. VALENTINO-AYE

SAID MOTION CARRIED.

Oath of Service – Ms. Lafferty administered the Oath of Service to Amanda Zimmerman as a Regular Zoning Board.

Appointment of Alternate Solicitor for 2015– Mr. Choyce moved, seconded by Mr. Strigh to appoint Michael Malinsky, Esq. of Fitzgerald, McGroarty & Malinsky to the position of Alternate Solicitor to the Township of Hamilton Zoning Board of Adjustment for the year 2015, until the Board reorganizes in 2016. No other names were presented.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE
MR. STRIGH-AYE
MS. VALENTINO-AYE

MR. CHRISTMAN-AYE
MS. ZIMMERMAN-AYE

MR. SAMUELSEN – AYE
MR. PITALE-AYE

SAID MOTION CARRIED.

Appointment of Planner for 2015 – Mr. Strigh moved, seconded by Ms. Zimmerman to appoint Robert Watkins of Mott Associates, LLC to the position of Planner to the Township of Hamilton Zoning Board of Adjustment for the year 2015, until the Board reorganizes in 2016. No other names were presented.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE
MR. STRIGH-AYE
MS. VALENTINO-AYE

MR. CHRISTMAN-AYE
MS. ZIMMERMAN-AYE

MR. SAMUELSEN – AYE
MR. PITALE-AYE

SAID MOTION CARRIED.

Appointment for Alternate Planner for 2015– Mr. Choyce moved, seconded by Mr. Strigh to appoint Vincent Polistina of Polistina Associates, LLC to the position of Alternate Planner to the Township of Hamilton Zoning Board of Adjustment for the year 2015, until the Board reorganizes in 2016. No other names were presented.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE
MR. STRIGH-AYE
MS. VALENTINO-AYE

MR. CHRISTMAN-AYE
MS. ZIMMERMAN-AYE

MR. SAMUELSEN – AYE
MS. PITALE-AYE

SAID MOTION CARRIED.

Appointment of Engineer, Lighting Consultant, and Traffic Engineer for 2015 – Mr. Strigh moved, seconded by Mr. Choyce to appoint Kevin Dixon of Dixon Associates Engineering, LLC to the positions of Engineer, Lighting Consultant, and Traffic Engineer to the Township of Hamilton Zoning Board of Adjustment for the year 2015, until the Board reorganizes in 2016. No other names were presented.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE
MR. STRIGH-AYE
MS. VALENTINO-AYE

MR. CHRISTMAN-AYE
MS. ZIMMERMAN-AYE

MR. SAMUELSEN – AYE
MR. PITALE-AYE

SAID MOTION CARRIED.

Appointment of Alternate Traffic Engineer for 2015– Mr. Choyce moved, seconded by Mr. Strigh to appoint Alexander Litwornia of Litwornia Associates to the position of Alternate Traffic Engineer to the Township of Hamilton Zoning Board of Adjustment for the year 2015, until the Board reorganizes in 2016. No other names were presented.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE	MR. CHRISTMAN-AYE	MR. SAMUELSEN – AYE
MR. STRIGH-AYE	MS. ZIMMERMAN-AYE	MR. PITALE-AYE
MS. VALENTINO-AYE		

SAID MOTION CARRIED.

Appointment of Landscape Architect Consultant, Alternate Engineer & Alternate Lighting Consultant for 2015– Mr. Christman moved, seconded by Ms. Zimmerman to appoint Engineering Design Associates to the position of Landscape Architect Consultant, Alternate Engineer & Alternate Lighting Consultant to the Township of Hamilton Zoning Board of Adjustment for the year 2015, until the Board reorganizes in 2016. No other names were presented.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE	MR. CHRISTMAN-AYE	MR. SAMUELSEN – AYE
MR. STRIGH-AYE	MS. ZIMMERMAN-AYE	MR. PITALE-AYE
MS. VALENTINO-AYE		

SAID MOTION CARRIED.

Mr. Dixon thanked the Board for the appointment this year and is looking forward to working with members this year.

Chairperson’s Appointments to Site Review Committee – Ms. Valentino appointed Board Members, Mr. Strigh as Chairman & Mr. Pitale to serve as the Site Review Committee regarding Zoning Board applications to the Township of Hamilton Zoning Board of Adjustment for the year 2015. Ms. Valentino stressed how important it is to visit the sites in question & encouraged everyone on the Board to do a site visit.

Chairperson’s Appointments of Workshop Session Committee- Ms. Valentino appointed Board Members, Mr. Choyce & Mr. Christman to attend workshop sessions as representatives of the Township of Hamilton Zoning Board of Adjustment for the year 2015. Both have experience with site plan and subdivision issues. If for any reason Mr. Choyce or Mr. Christman cannot attend a workshop session they are to contact the Secretary as soon as possible.

Chairperson’s Appointment of Fire & Safety Liaison: Ms. Valentino appointed Board Member, Mr. Samuelsen, to serve as Fire & Safety Liaison to the Township of Hamilton Zoning Board of Adjustment for the year 2015.

Ms. Valentino noted that it is important for Fire Departments to be aware where generators & solar panels are located on properties.

Chairperson’s Appointment of Legal Liaison-Ms. Valentino appointed Board Member, Ms. Zimmerman, to serve as Legal Liaison to the Board Solicitor to the Township of Hamilton Zoning Board of Adjustment for the year 2015.

The Secretary stated due to lack of applications the January 26 meeting is canceled.

Meeting Times & Dates- Mr. Strigh moved, seconded by Mr. Choyce to establish the fourth Monday of every month, with the exception of May and December, as the day on which the Zoning Board of Adjustment meetings for 2015 will be conducted, and to establish the time

of 7:00 P.M. The Board will meet on May 11, 2015 due to the holiday and December 14, 2015 due to Christmas Eve. The Board also adopted January 11, 2016 as the Reorganization meeting and January 25, 2016 as the first regular meeting for 2016.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE	MR. CHRISTMAN-AYE	MR. SAMUELSEN – AYE
MR. STRIGH-AYE	MS. ZIMMERMAN-AYE	MR. PITALE-AYE
MS. VALENTINO-AYE		

SAID MOTION CARRIED.

Designation of Official Newspapers – Ms. Valentino noted to designate the Press of Atlantic City; Atlantic County Record/Record Journal and The Current as official newspapers for the Zoning Board Publications.

Adoption of Rules of Procedure –Ms. Zimmerman moved, seconded by Mr. Christman, to adopt the Rules of Procedure, as written, for the Township of Hamilton Zoning Board of Adjustment for the year 2015.

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-AYE	MR. CHRISTMAN-AYE	MR. SAMUELSEN – AYE
MR. STRIGH-AYE	MS. ZIMMERMAN-AYE	MR. PITALE-AYE
MS. VALENTINO-AYE		

SAID MOTION CARRIED.

Approval of Minutes – Mr. Strigh moved, seconded by Mr. Christman to approve the minutes from the December 8, 2014 meeting as amended. SAID MOTION CARRIED WITH FIVE (5) MEMBERS VOTING “AYE,” NO “NAY,” and ONE (1) “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION

MR. CHOYCE-AYE	MR. CHRISTMAN-AYE	MR. SAMUELSEN-ABSTAIN
MR. STRIGH-AYE	MS. ZIMMERMAN-AYE	MS. VALENTINO-AYE

SAID MOTION CARRIED.

Memorialization of Resolution – Mr. Christman moved, seconded by Mr. Strigh to adopt the resolution for Laurie Zaleski-App. #18-2014; Block 495 Lot 3 . SAID MOTION CARRIED WITH FOUR (4) MEMBERS VOTING “AYE,” NO “NAY,” and ONE (1) “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-ABSTAIN	MR. CHRISTMAN-AYE	MR. STRIGH-AYE
MS. ZIMMERMAN-AYE	MS. VALENTINO-AYE	

SAID MOTION CARRIED.

Memorialization of Resolution – Mr. Christman moved, seconded by Ms. Zimmerman to adopt the resolution for James Langlois-App. #19-2014; Block 876 Lot 2. SAID MOTION CARRIED WITH FOUR (4) MEMBERS VOTING “AYE,” NO “NAY,” and ONE (1) “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

MR. CHOYCE-ABSTAIN	MR. CHRISTMAN-AYE	MR. STRIGH-AYE
MS. ZIMMERMAN-AYE	MS. VALENTINO-AYE	

SAID MOTION CARRIED.

Public Comment – Ms. Valentino opened this portion of the meeting for public comment and Mayor Silva thanked members for their willingness to serve on one of the most important Boards in the Township. He also complimented them for their selection of Board Professionals and thanked the Secretary for the great job she does. Mayor Silva noted that the applicants who come before the Board present a challenge to decision making abilities. He congratulated the Chairperson, Vice Chairperson new & reappointed members of the Board & wished for a prosperous year.

Ms. Valentino asked if anyone else would like to speak for public portion. Mr. Choyce 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.

Mr. Dixon commented that if a Board member has a question regarding applications to feel free to contact him.

Ms. Valentino remarked due to previous applications there may be a need to update Zoning Board Applications and asked Ms. Zimmerman & Mr. Strigh to join her in making revisions.

Mr. Choyce noted that an applicant from 2014 had the wrong amount of bedrooms noted on the tax records. Mr. Strigh commented about applicants who did the work before obtaining Zoning Board Approval. Ms. Valentino expressed how important it is to visit the property.

Mr. Strigh welcomed Mr. Pitale to the Board and encouraged him to ask questions.

Ms. Lafferty stated she looks forward to working with the Board this upcoming year.

Adjournment – Mr. Choyce moved, seconded by Ms. Zimmerman to adjourn the Zoning Board of Adjustment meeting at 7:31 p.m. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE,” NO “NAY,” NO “ABSTAIN.”

Respectfully submitted,

Deborah Ohnemuller, Secretary
Zoning Board of Adjustment