

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 Michael Angelo, Wayne Choyce, George Samuelsen, Bruce Strigh, Amanda Zimmerman & alternate member Carl Pitale. Also present was the Board Solicitor, Rebecca Lafferty & Zoning Officer, Phil Sartorio.

The Statement of Compliance was read.

**Announcements:** There were none.

**Donna Schwartz; App. #13-15; Block 601 lot 1;** located at 6296 Estelle Avenue was present and is seeking a Variance for an accessory structure (ground mount solar array) in the front yard area of Twentieth Street and any other variances found to be necessary.

Solicitor, Rebecca Lafferty, verified that the proof package had been executed properly & taxes are current.

Ms. Schwartz was sworn in & stated she would like to install solar panels to reduce electricity costs. The location of the panels requires a variance.

J.R. Castle, Castle Energy, was sworn in & testified they would like to build a ground mount solar array which will be located on the North side of the property, as indicated on the survey. The panels will be placed behind the house. The panels cannot be roof mounted due to trees to the South. The array will be 33 ft. in length, 18 ft. in width, 9 ft. in the rear & 2 ft. at the lowest point. The closest corner of the panel to the house will be 30 ft. It will be located 31.2 ft. from Twentieth Street & 115 ft. from Estelle Avenue.

The lot has many trees which would have to be removed if it couldn't go where they are proposing.

Ms. Valentino visited the property & noted the tree area is dense. She asked how far the front of the property is to the tree line & Mr. Castle replied about 180 ft. They do not want to cut a large amount of trees down.

Ms. Schwartz replied this is for residential use only.

Mr. Choyce asked if you will be able to see the panels from Estelle Avenue & Mr. Castle replied the trees to the West of the array will remain & be a buffer. The array will be positioned vertically to the road. The panels will provide clean energy, no noise or pollution.

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

Mr. Choyce asked if there are any neighbors to the North or South and Ms. Schwartz replied yes but she cannot see them.

Ms. Valentino stated she visited the site & noted it is in a rural area of the township & heavily wooded. The solar array will be positioned toward Twentieth Str. & the house to the left of the property is located a distance away.

Mr. Strigh moved, seconded by Mr. Choyce on App. #13-15, Block 1132.27 Lot 1 located at 6296 Estelle Ave. to grant a variance for an accessory structure (ground mount solar array) to be placed in the front yard area of Twentieth Str. It will be located no less than 31.2 feet from the corner of the array to Twentieth Str. & no less than 115.4 ft. to Estelle Ave. SAID MOTION CARRIED WITH SEVEN (7) MEMBERS VOTING "AYE", NO MEMBERS VOTING "NAY" and NO "ABSTAIN."

ROLL CALL ON THE ABOVE MOTION

MR. ANGELO-AYE  
MR. STRIGH-AYE  
MS. VALENTINO-AYE

MR. CHOYCE-AYE  
MS. ZIMMERMAN-AYE

MR. SAMUELSEN-AYE  
MR. PITALE-AYE

SAID MOTION CARRIED.

**NOTE:** The following Board Members made comments

**MR. ANGELO:** Yes.

**MR. CHOYCE:** Yes. As Mr. Castle testified solar arrays are deemed inherently beneficial & hearing the testimony from the applicant & Board members who visited the site stated many trees would have to be removed in order to accommodate the ordinance for setbacks. There will be buffering along Estelle Avenue for the array.

**MR. SAMUELSEN:** He did not visit the site, but based on testimony of the applicant & Board members I vote yes.

**MR. STRIGH:** Yes for the previously stated reasons.

**MS. ZIMMERMAN:** Yes for the previously stated reasons.

**MR. PITALE:** I visited the site & noted that the amount of trees that would have to be removed to place it where the ordinance states would be counterproductive. I vote yes.

**MS. VALENTINO:** I vote yes based on my visit & testimony.

Ms. Valentino wanted to address an application that came before the Board last month, Robell. She summarized the information that was given during testimony from the May meeting. The case was carried without the need to reserve or republish and to speak to the Zoning Officer with the deed & to see if a variance was necessary or not.

Mr. Sartorio stated he researched the street vacation & it stopped 1 property to the west of the applicant's property. The applicants withdrew the application. Mr. Choyce expressed concern about their property & others who have structures on along the alley.

The Secretary stated there was an email from the applicant withdrawing the application.

Mr. Choyce moved, seconded by Ms. Zimmerman on App. #12-15, Block 806 Lot 9 located at 5908 Eighth Street to dismiss without prejudice. SAID MOTION CARRIED WITH FIVE (5) MEMBERS VOTING "AYE", NO MEMBERS VOTING "NAY" and TWO (2) "ABSTAIN."

ROLL CALL ON THE ABOVE MOTION

MR. ANGELO-AYE  
MR. STRIGH-ABSTAIN  
MS. VALENTINO-AYE

MR. CHOYCE-AYE  
MS. ZIMMERMAN-ABSTAIN

MR. SAMUELSEN-AYE  
MR. PITALE-AYE

Mr. Choyce noted that a previous applicant had moved forward with an approval to vacate the street rather than move a storage shed.

**Approval of Minutes** – Mr. Choyce moved, seconded by Mr. Samuelsen to approve the minutes from the May 11, 2015 meeting as amended. SAID MOTION CARRIED FIVE (5) MEMBERS VOTING "AYE," NO "NAY," and TWO (2) "ABSTAIN."

ROLL CALL ON THE ABOVE MOTION:

MR. ANGELO-AYE  
MR. STRIGH-ABSTAIN  
MS. VALENTINO-AYE

MR. CHOYCE-AYE  
MS. ZIMMERMAN-ABSTAIN

MR. SAMUELSEN-AYE  
MR. PITALE-AYE

SAID MOTION CARRIED.



**Adjournment** – Mr. Choyce moved, seconded by Ms. Zimmerman to adjourn the Zoning Board of Adjustment meeting at 8:23 p.m. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE,” NO “NAY,” NO “ABSTAIN.”

Respectfully submitted,

Deborah Ohnemuller, Secretary  
Zoning Board of Adjustment