

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

Members absent were: Lisa Avis

The Statement of Compliance was read.

Announcements: At the August meeting, the Weymouth United Methodist Church requested to be carried to the October meeting without need to re-notice or re-publish.

Application #17-2015, Michael Zyndorf, requested to be carried to the October meeting & will re-serve & re-notice.

Application #18-2015, Nelson Brown, requested to be carried to the October meeting & will re-serve & re-notice.

Vito Cassara; App. #16-15; Block 1341 Lot 4; located at 4150 Pearce Road was present and is seeking a Variance for an accessory structure (ground mount solar array) in the front yard area of McKee Avenue & any other variance(s) found to be necessary.

Mr. Cassara was sworn in & testified he would like to have solar panels in the back of his house. The plot plan that was submitted accurately reflects everything on the property at the present time. The structures that are on the property are the house & 2 story garage, which has electricity.

Mr. Carew, Sun Up Zero Down, LLC, was sworn in and testified the solar panels will be located behind the house with setbacks of 100 ft. from each side yard & 120 ft. from the rear. The panels are 8 ft. to 10 ft. high; 8 ft. to 10ft deep & 50 ft. in length. The area is heavily wooded & trees will be cleared from the south end of property (in front of the panels). The clearance from the bottom of the panel to the ground is about 2 feet & is angled.

Mr. Choyce asked how close to the south property line the trees will be removed. Mr. Carew stated 60 ft. to 70 ft. in front of the panels in order to obtain the maximum amount of sunlight. A buffer of 30 ft. to 40 ft. buffer will be left along the southern end of the property. The trees on the north and most of the trees to the side will be left.

Ms. Valentino asked the how sizes of the panels are determined. Mr. Carew answered the size is determined based on how much electricity is used during the year for the size of the house. The array will benefit the dwelling & garage. The garage is for residential use only.

Mr. Choyce asked why the array is placed so far away from the home. There will not be any clearing for the building or maintenance of the array.

The array will not be visible from any the front, side or rear property lines. The west side of the array will face McKee Ave. & the size is average for a household of that size.

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."

Mr. Choyce moved, seconded by Mr. Strigh on App. #16-15, Block 1341 Lot 4 located at 4151 Pearce Road to grant a variance to construct ground mount solar array in the front yard area of McKee Avenue (undeveloped) with the location as shown in the applicant's paperwork. SAID MOTION CARRIED WITH SIX (6) MEMBERS VOTING "AYE", NO MEMBERS VOTING "NAY" and NO "ABSTAIN."

ROLL CALL ON THE ABOVE MOTION

MR. ANGELO-AYE
MR. SAMUELSEN-AYE
MS. VALENTINO-AYE

MR. CHOYCE-AYE
MR. STRIGH

MR. CHRISTMAN-AYE
MS. ZIMMERMAN-AYE

SAID MOTION CARRIED.

NOTE: The following Board Members made comments

MR. ANGELO: Yes.

MR. CHOYCE: Yes. I see no negative impact of the request of the applicant. The front yard of McKee Avenue will probably never be developed. The lot is large & heavily wooded. The applicant has testified the solar array will not be seen from the front yard or side boundaries. I see no negative impact & it will not impact the master plan or zoning.

MR. CHRISTMAN: Yes.

MR. SAMUELSEN: Yes for the previously stated reason as stated by Mr. Choyce.

MR. STRIGH: Yes.

MS. ZIMMERMAN: Yes for the previously stated reasons & would like to state that I respect the usage of the renewable resource of energy.

MR. PITALE: I also vote yes. There is a low detriment for the solar array.

MS. VALENTINO: I vote yes. I visited the site & the placement of the array with the setbacks will not be a detriment on either side.

Approval of Minutes – Mr. Strigh moved, seconded by Mr. Choyce to approve the minutes from the August 24, 2015 meeting as amended. SAID MOTION CARRIED SIX (6) MEMBERS VOTING “AYE,” NO “NAY,” and NO “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

MR. ANGELO-AYE
MR. SAMUELSEN-AYE

MR. CHOYCE-AYE
MS. ZIMMERMAN-AYE

MR. CHRISTMAN-AYE
MS. VALENTINO-AYE

SAID MOTION CARRIED.

Ms. Lafferty noted a change was made to the Resolution regarding the July 27th date.

Memorialization of Resolution – Mr. Choyce moved, seconded by Ms. Zimmerman to adopt the resolution for Neil Woerner -App. #15 -2015; Block 581 Lot 4. SAID MOTION CARRIED WITH SIX (6) MEMBERS VOTING “AYE,” NO “NAY,” and NO “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

MR. ANGELO-AYE
MR. SAMUELSEN-AYE

MR. CHOYCE-AYE
MS. ZIMMERMAN-AYE

MR. CHRISTMAN-AYE
MS. VALENTINO-AYE

SAID MOTION CARRIED.

Authorize Secretary for advertising regarding RFP/RFQ for 2016 professionals: The secretary & zoning officer explained the procedure regarding these items. The packages will be distributed at the December meeting & in early January for those members who are will be newly appointed.

Executive Session- There were no items to discuss.

Ms. Valentino asked how many applicants were scheduled for October & the secretary stated the names of & briefly summarized why they would be before the board. Mr. Choyce asked why 2 of the September applicants were postponed until October & the secretary explained why.

Ms. Valentino noted there is a workshop scheduled for October 6th (Tuesday) and asked if any members were planning to attend. Mr. Choyce, Mr. Christman & Mr. Strigh stated there were planning on attending. There was also a brief discussion of what these items are in reference to.

The professionals requested that all Commercial Use Variances attend workshops prior to coming before the board.

The secretary will forward minutes from the Zyndorf Use Variance in preparation for the October meeting to all members.

Public Comment- Ms. Valentino asked if anyone 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.”

Adjournment – Mr. Choyce moved, seconded by Mr. Strigh to adjourn the Zoning Board of Adjustment meeting at 7:25 p.m. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE,” NO “NAY,” NO “ABSTAIN.”

Respectfully submitted,

Deborah Ohnemuller, Secretary
Zoning Board of Adjustment