

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, Bruce Strigh, Amanda Zimmerman & alternate members Carl Pitale and Joseph Leyenaar. Also present was the Board Solicitor, Rebecca Lafferty and Zoning Officer, Phil Sartorio.

Members Absent: Wayne Cain.

The Statement of Compliance was read.

Announcements: The attorney for application #20-2015, Fred Bohren, has requested the application be continued until the April 25th meeting. They will not have to re-notice.

Michael J. Angerman, Jr.; App. #2-2016; Block 1345 Lot(s) 22 & 23 & Block 1342 Lot 2; located at 2500 Linwood Road & 2550 Linwood Road was present and is seeking a Variance from the requirement for the full frontage of a building lot to abut an improved street, pursuant to NJSA 40:55D-35 & §203-124.E. of the Township Code & any other variance(s) found to be necessary.

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

Mr. Angerman & his engineer, Mr. Nassar, were sworn in.

Mr. Angerman would like to build a house on Block 1345 Lot(s) 22 & 23 & a house on Block 1342 Lot 2. There is a single lane of paving along Block 1345 & it continues partially in front of Block 1342. He is proposing to not do any additional improvements along those properties.

Exhibit A-1 was entered as part of the application (aerial photo of the property).

Mr. Nassar gave explanation of the photo & the surrounding area. There is dense gravel along the road.

Mr. Choyce asked if the paving along Pearce Road stops at Long Avenue. The paving starts along Tilton Road & passes the property & 220 ft. along Wrangleboro. The frontage of the property is 846 ft. The lots are in R5 zone & will meet all bulk standards for the minimum requirements.

Ms. Valentino asked if there were any plans for the proposed houses & Mr. Nassar stated no. The setbacks notated on the plans are setbacks only, not the size of a house.

Mr. Choyce asked Mr. Sartorio about the ordinance on building on a road. Mr. Sartorio stated the road along the full frontage of the lot has to be improved. The properties have multiple frontages & there are standards for building temporary streets. The applicant has the right to apply for variances to construct without improving the street. The boundary of 1345/22 & 23 is the township boundary between EHT & Township of Hamilton. Mr. Choyce has concerns regarding road maintenance, snow plowing & requirements by public works, since this property is part of Township. He also questioned if the road would have to be developed along Pearce Road to Long Avenue to allow the homes to be built. Mr. Sartorio confirmed that the language of the ordinance states "full frontage of the lot".

Members questioned if the gravel road met the township definition of a temporary road. Mr. Sartorio is not qualified to answer because he is not an engineer. Members had concerns regarding pressure for the Township to pave & maintain the road in the future. Ms. Lafferty agreed that this application should be referred to the Zoning Board Engineer for a workshop.

The Board has concerns regarding the road & would like input from the Engineer regarding the stability of the road. It is recommended this application have a workshop session (March 1st). Mr. Nassar confirmed that the 2 houses will front Pearce Road.

Mr. Choyce moved to table the application until the March 28th meeting & request the applicant to meet with the professionals at the next workshop prior to that meeting, seconded by Mr. Strigh.

ROLL CALL ON THE ABOVE MOTION

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

MR. CHOYCE-AYE
MS. ZIMMERMAN-AYE

MR. CHRISTMAN-AYE
MR. PITALE-AYE

SAID MOTION CARRIED.

The applicant does not have to re-notice or republish & agrees to waive the time constraints the Board has to review the application.

Arnold Sikking; App. #1-2016; Block 534 Lot 14; located at 6375 Estelle Avenue was present and is seeking a Variance for & any other variance(s) found to be necessary.

Ms. Zimmerman moved to dismiss the application without prejudice due to the applicant not being at the meeting, seconded by Mr. Christman. The Secretary will contact him regarding a new notice for mailing & advertising.

ROLL CALL ON THE ABOVE MOTION

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

MR. CHOYCE-AYE
MS. ZIMMERMAN-AYE

MR. CHRISTMAN-AYE
MR. PITALE-AYE

SAID MOTION CARRIED.

Mr. Choyce asked if there were any citations issued for the demolition of this property. Mr. Sartorio stated there were not any permits issued for the demolition & a citation was issued by the construction department.

There were questions regarding the house plans which were submitted.

Approval of Minutes – Mr. Christman moved, seconded by Mr. Choyce to approve the minutes from the January 11, 2016 meeting. SAID MOTION CARRIED SEVEN (7) MEMBERS VOTING “AYE,” NO “NAY,” and NO “ABSTAIN.”

Memorialization of Resolution – There were no resolutions.

Approval of 2015 Annual Report (Required) 40:55d-70.1- Ms. Valentino asked if the Brown application was a Use Variance & Ms. Lafferty agreed. Ms. Zimmerman moved, seconded by Mr. Christman to approve the report as amended. SAID MOTION CARRIED SEVEN (7) MEMBERS VOTING “AYE,” NO “NAY,” and NO “ABSTAIN.”

Mr. Strigh has a question regarding how long the Brown application had approvals for.

Public Comment- Ms. Valentino asked if anyone would like to speak for public portion. Ms. Zimmerman 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 had a question regarding the property on the corner which had a variance for the garage. He commented that more than 50% of the landscaping has died & asked if any landscape plan or bonding was submitted. Mr. Sartorio stated there was none. The Secretary will forward that resolution to Ms. Lafferty.

Executive Session- There were no items to discuss.

Ms. Valentino reminded all members there will be ethics training on February 24th. She also thanked all members for attending the educational seminar held on January 25th.

Ms. Valentino moved that for future applicants all outstanding violations & conditions are to be addressed &/or structures removed prior to the issuance of any permits being issued, seconded by Ms. Zimmerman.

ROLL CALL ON THE ABOVE MOTION

MR. ANGELO-AYE

MR. CHOYCE-AYE

MR. CHRISTMAN-AYE

MR. STRIGH-AYE
MS. VALENTINO-AYE

MS. ZIMMERMAN-AYE

MR. PITALE-AYE

SAID MOTION CARRIED.

Ms. Valentino suggested the following individuals for the subcommittees:

Site Review Committee- Bruce Strigh, Michael Angelo & Joe Leyenaar. All Board members are encouraged to visit the properties.

Workshop Committee-Wayne Choyce & Bill Christman due to planning board experience

Fire & Safety Committee-Wayne Cain & Carl Pitale.

Legal Liaison- Amanda Zimmerman. If she sees anything informative to let the solicitor & board members know.

There was discussion regarding members stating their opinion when voting.

There are now 2 areas that have the PILOT program (Industrial & historic area). Mr. Sartorio gave information regarding how the word will get out about this.

Discussion ensued about properties in the Industrial Park & if any have opened permits. There was also talk regarding the billboard advertising the Park.

Adjournment – Mr. Strigh moved, seconded by Ms. Zimmerman to adjourn the Zoning Board of Adjustment meeting at 8:02 p.m. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE,” NO “NAY,” NO “ABSTAIN.”

Respectfully submitted,

Deborah Ohnemuller, Secretary
Zoning Board of Adjustment