

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 Wayne Cain, Wayne Choyce, William Christman, Dr. Robert Kahrman, Bruce Strigh & Alternate Carl Pitale. Also present was Board Solicitor, Rebecca Lafferty & Zoning Officer, Hannah Desmond.

The Statement of Compliance was read.

Announcements: Ms. Valentino congratulated Ms. Lafferty is being awarded “Outstanding Young Lawyer” by the Atlantic County Bar Association.

Mark Heyman; App. #47-2016; Block 222 Lot 31.01; located at 7449 Blackhorse Pike was present & is seeking a Variance for a side yard setback for previously approved accessory structure & any other variance(s) found to be necessary.

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

Mr. Heyman testified he is back before the Board due to him needing a side yard setback of 15 ft. There is no change to the front yard setback (distance from Black Horse Pike) of the previously approved structure. The garage will be used for residential purposes & will only have electric (as stated in the prior variance). The previous variance was for an accessory structure in the front yard.

Mr. Choyce asked what exists on his neighbor’s property, with respect to the property line. Mr. Heyman responded his neighbor’s house is 200 ft. behind his & there are no other buildings close to his proposed garage. The garage will be visible from the neighbor’s driveway but not close.

Carl Pitale joined the meeting at 7:06 pm.

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

Mr. Cain moved, seconded by Mr. Christman on App. #47-16, Block 222 Lot 31.01; located at 7449 Blackhorse Pike for a side yard setback of 15 ft. for the previously approved garage. The garage is for residential use only & the only utility will be electric. SAID MOTION CARRIED WITH SIX (6) MEMBERS VOTING “AYE”, NO MEMBERS VOTING “NAY” and NO “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION

MR. CAIN-AYE
DR. KAHRMANN-AYE

MR. CHOYCE-AYE
MR. STRIGH-AYE

MR. CHRISTMAN-AYE
MS. VALENTINO-AYE

SAID MOTION CARRIED.

NOTE: The following Board Members made comments

MR. CAIN: I vote yes. There was a misunderstanding with the previously approved variance. There is no detriment & nothing else has changed.

MR. CHOYCE: I vote yes. We verified there are no changes from the original application other than the 15 ft. side yard setback. There is no detriment to grant that variance.

MR. CHRISTMAN: Yes. I agree with the previous statements.

DR. KAHRMANN: Yes.

MR. STRIGH: Yes for the previously stated reasons.

MS. VALENTINO: Yes. I think the structure is the same as it was in the prior application. It is only the movement which is different, 15 ft. where 20 ft. is required, is acceptable.

Approval of Minutes – Mr. Choyce moved, seconded by Dr. Kahrmann to approve the minutes from the November 28, 2016 meeting. SAID MOTION CARRIED WITH SEVEN (7) MEMBERS VOTING “AYE,” NO “NAY,” and NO “ABSTAIN.”

Ms. Lafferty read corrections which were made to the Fernmoor Resolution prior to it being memorialized. Mr. Kurland is also aware of the changes which were suggested by the Board Professionals.

Memorialization of Resolution- Mr. Strigh moved, seconded by Mr. Cain to adopt the resolution for **Fernmoor Homes -App. #12 -2016 through 37-2016** (various setbacks as set forth in the resolution); SAID MOTION CARRIED WITH SIX (6) MEMBERS VOTING “AYE,” NO “NAY,” and ONE (1) “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

MR. CAIN-Yes. Based on the comments that were made & the conditions which incorporated I vote yes.

MR. CHOYCE-AYE

MR. CHRISTMAN-AYE

DR. KAHRMANN-ABSTAIN

MR. STRIGH-AYE

MR. PITALE-AYE

MS. VALENTINO-Yes. I vote yes for all the changes which have been incorporated & brought to our attention.

SAID MOTION CARRIED.

Discussion between Board Members, Zoning Officer & Zoning Board Secretary regarding office procedure of tracking the resolution conditions & issuing of zoning permits.

Memorialization of Resolution- Mr. Cain moved, seconded by Mr. Christman to adopt the resolution for **Bryan Jobin -App. #44 -2016; Block 1099 Lot 21**. SAID MOTION CARRIED WITH SEVEN (7) MEMBERS VOTING “AYE,” NO “NAY,” and NO “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

MR. CAIN-AYE

MR. CHOYCE-AYE

MR. CHRISTMAN-AYE

DR. KAHRMANN-AYE

MR. PITALE-AYE

MR. STRIGH-AYE

MS. VALENTINO-AYE

SAID MOTION CARRIED.

The Secretary reported the owner has NOT supplied a survey. Permits will not be given until the the survey is submitted.

Memorialization of Resolution- Mr. Christman moved, seconded by Mr. Kahrmann to adopt the resolution for **William Kruse -App. #46 -2016; Block 733 Lot 26**. SAID MOTION CARRIED WITH SEVEN (7) MEMBERS VOTING “AYE,” NO “NAY,” and NO “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

MR. CAIN-AYE

MR. CHOYCE-AYE

MR. CHRISTMAN-AYE

DR. KAHRMANN-AYE

MR. STRIGH-AYE

MR. PITALE-AYE

MS. VALENTINO-AYE

SAID MOTION CARRIED.

Public Comment- Ms. Valentino asked if anyone would like to speak for public comment. Mr. Cain 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.”

Ms. Valentino stated the RFPs for the professionals will be reviewed & the reorganization is January 9, 2017. The regular meeting is scheduled for January 23, 2017. Ms. Valentino asked Mr. Strigh & Mr. Choyce to join her in the review committee for the RFPs.

There was a workshop on December 6th & comments were made regarding the potential applications.

Mr. Christman made comments regarding the current professionals & their billing.

Adjournment – Mr. Kahrman moved, seconded by Mr. Pitale to adjourn the Zoning Board of Adjustment meeting at 8:36 p.m. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE,” NO “NAY,” NO “ABSTAIN.”

Respectfully submitted,

Deborah Ohnemuller, Secretary
Zoning Board of Adjustment