

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 William Christman, Dr. Robert Kahrman, Dr. Lawrence Mroz, Carl Pitale & Bruce Strigh. Also present was Board Solicitor, Rebecca Lafferty & Zoning Officer, Hannah Desmond.

Members Absent: Wayne Choyce.

Announcements: Item #6 on the agenda (John Lehman) will be carried until the August meeting. The applicant is responsible for publishing & serving notice as required by the Ordinance.

Gary Brenner; App. #2017-13; Block 36 Lot 9; located at 7400 Belmont Avenue, was present & is seeking a Variance for an accessory structure (ground mount solar array) in the front yard area of Belmont & McCall Avenues & any other variance(s) found to be necessary.

Solicitor, Rebecca Lafferty, verified the proof package had been executed properly.

The applicant & solar representative are still under oath from the last meeting.

Ms. Valentino stated this is a carryover from the June meeting. The service & jurisdictional requirements were ruled in order; however there were omissions on the plot plan which made the application incomplete. Ms. Desmond stated the application can now be deemed complete.

Mr. Joe Palumbo, All Seasons Solar, stated that having the solar array in the homeowners desired location meant it would be located in the front yard area. There have been trees removed for the 66 panel array. The plot plan which was submitted represents all structures on the property.

Mr. Brenner noted that if he moved the solar array to the other side of the property he would have to remove about 500-600 trees. The proposed area will need 100-120 trees removed. The solar array is for residential use only.

The array will be 245 ft. from Belmont Ave. & 148 ft. from McCall Ave. The side yard setback is 71.83 ft. (as shown on the plot plan). All the existing structures are within the setbacks.

Mr. Christman noted the McCall Ave. side of the property is densely wooded.

Mr. Brenner stated he plans to replant the area around the array with shrubs & the panels will not be seen.

Mr. Strigh asked about the existing tree stumps. Mr. Brenner stated an earth berm will be created & new trees planted once the solar is installed.

Mr. Strigh expressed his concern about a time frame for this condition.

Mr. Brenner testified that at least 200 trees will be replanted on a berm & sides of the array. He will also get rid of the stumps. He also agrees to the time line of 6 months & will come back to the Board if it takes longer.

Ms. Valentino asked if anyone would like to speak for public comment Mr. Strigh 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. Christman moved, seconded by Mr. Strigh, App. #2017-13, Block 36 Lot 9; located at 7400 Belmont Avenue to allow an existing shed (361 ft. from Belmont Ave.), allow the existing carport (159 ft. from Belmont Ave.) & an accessory structure (ground mount solar array) in the front yard area of Belmont Ave. & McCall Ave. The tree stumps are to be removed & landscaping performed (as per testimony of the owner) around the site. SAID MOTION CARRIED WITH SIX (6) MEMBERS VOTING "AYE", NO MEMBERS VOTING "NAY" and NO "ABSTAIN."

ROLL CALL ON THE ABOVE MOTION

MR. CHRISTMAN-AYE

DR. KAHRMANN-AYE

DR. MROZ-AYE

MR. PITALE-AYE

MR. STRIGH-AYE

MS. VALENTINO-AYE

SAID MOTION CARRIED.

NOTE: The following Board Members made comments

MR. CHRISTMAN: There is no detriment to where the applicant is requesting to install the solar array. The conditions which will be performed (trees on the berm) will be an improvement on the lot. Solar arrays are very accepted in our area. It has become an accepted form of energy.

DR. KAHRMANN: Yes.

DR. MROZ: Yes.

MR. PITALE: I visited the property & agree with Mr. Christman that solar is a beneficial use. I see no problem with this & like how trees will be replanted.

MR. STRIGH: Yes. The installation of solar is a benefit & I am also happy to hear the applicant will be replanting trees.

MS. VALENTINO: I vote yes. I also visited the property & note the placement is realistic due to the high density of trees on the other side of the property. I think the conversation regarding the landscaping was a wise move by the vice chair. The earth berm with the trees will be a benefit.

Approval of Minutes – Dr. Kahrman moved, seconded by Mr. Strigh to approve the minutes from the June 26, 2017 meeting. SAID MOTION CARRIED WITH FIVE (5) MEMBERS VOTING “AYE,” NO “NAY,” and ONE (1) “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

MR. CHRISTMAN-ABSTAIN
MR. PITALE-AYE

DR. KAHRMANN-AYE
MR. STRIGH-AYE

DR. MROZ-AYE
MS. VALENTINO-AYE

SAID MOTION CARRIED.

Memorialization of Resolutions- Mr. Strigh moved, seconded by Dr. Kahrman to adopt the resolution for Margaret Cszasz-Boylan -**App. #2017-12; Block 855 Lot 4.01.** SAID MOTION CARRIED WITH FIVE (5) MEMBERS VOTING “AYE,” NO “NAY,” and NO “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

DR. KAHRMANN-AYE
MR. STRIGH-AYE

DR. MROZ-AYE
MS. VALENTINO-AYE

MR. PITALE-AYE

SAID MOTION CARRIED.

Mr. Strigh moved, seconded by Dr. Kahrman to adopt the resolution for Regina Plocica -**App. #2017-09; Block 1132.13 Lot 9.** SAID MOTION CARRIED WITH FOUR (4) MEMBERS VOTING “AYE,” NO “NAY,” and ONE (1) “ABSTAIN.”

ROLL CALL ON THE ABOVE MOTION:

DR. KAHRMANN-AYE
MR. STRIGH-AYE

DR. MROZ-ABSTAIN
MS. VALENTINO-AYE

MR. PITALE-AYE

SAID MOTION CARRIED.

Mr. Pitale had questions regarding the resolution & Ms. Lafferty replied she would talk to him after the meeting.

Public Comment- Ms. Valentino did not open public comment due to no one being in the audience.

The next meeting is August 28th.

Adjournment – Mr. Strigh moved, seconded by Dr. Kahrman to adjourn the Zoning Board of Adjustment meeting at 7:28 p.m. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE,” NO “NAY,” NO “ABSTAIN.”

Respectfully submitted,

Deborah Ohnemuller, Secretary
Zoning Board of Adjustment