

**MEETING MINUTES FEBRUARY 21, 2018  
PLANNING/ZONING BOARD – (REGULAR MEETING)  
TOWN OF HAMMONTON**

The regular meeting of the Hammonton Planning/Zoning Board was called to order this date by Chairman Edward Marinelli, in the Council Chambers at approximately 7:20 p.m. with the announcement of the Sunshine Law and fire exit procedure. The Pledge of Allegiance was recited. The meeting was televised.

**PRESENT:**

Joe Giraldo  
Mickey Pullia  
Michael Messina (1)  
Vincent Messina (2)  
Jonathan Oliva(3)  
Ch. Edward Marinelli  
Paul Esposito

**ABSENT:**

Steven Didonato  
Salvatore Capelli  
Phil DeMarco  
Michael Hozik  
Gordon Pherribo

**ALSO PRESENT:**

James Schroeder, Esq.  
Bob Vettese – Engineer  
Kevin Dixon – Planner/  
Traffic  
Kim MacLane – Secretary

**ADOPTION OF MINUTES**

Mr. Vince Messina made a motion to approve the Hammonton Planning/Zoning Board Minutes of February 7, 2018. Mr. Giraldo seconded the motion. All members in favor.

Chairman Marinelli called all three alternates to be voting members for this evening's meeting.

**PUBLIC HEARINGS**

**USE VARIANCE – CHANGE OF USE – SITE PLAN**

**CURTIS AND KELLY PERONE.** Is seeking to change use of a warehouse into a distillery for Block 2510/Lot 13/Zone DT4 at 8 West End Ave. Present were Curtis and Kelly of 30 Brookfield Rd, Montclair,NJ and their attorney, Angela Harmann, Esquire of 106 Blue Meadow Lane, Winslow,NJ 08081. Ms. Harmann answered questions posed by Mr. Vettese and Mr. Dixon in regards to parking. Applicant has permission from Frank Mazza to use a portion of their parking lot and there is also street parking available. Curtis Perone entered into by testimony that West End Greill has agreed to share a trash and recycling enclosure with the distillery. Their hours would be limited to 4-5 per day starting in very late afternoon to evenings. Mr. Vettese said there is no site plan issues as the building takes up the entire piece of ground. Mr. Dixon said the building is permitted, not permitted use but that he had no issue with what they wanted to do.

**OPEN TO PUBLIC COMMENT:** Mr David Weiss of 296 W. Orchard St. stepped up to say that he is happy to see the business come to town and is looking forward to it's opening. No others stepped forward so Public portion was closed.

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Change of Use, Mr. Vince Messina made a motion to approve and was seconded by Mr. Oliva. All in favor. Site Plan, Mr. Oliva made a motion to approve and was seconded by Mr. Messina. Use Variance, Mr. Pullia made a motion to approve and was seconded by Mr. Vince Messina. All in favor – motions carried.

OPEN TO PUBLIC COMMENT: Mr David Weiss of 296 W. Orchard St. stepped up to say that he is happy to see the business come to town and is looking forward to it's opening. No others stepped forward so Public portion was closed.

#### EXEMPT AGRICULTURAL SUBDIVISION

FREDERICK PENZA is seeking a minor Exempt Agricultural Subdivision for Block 5603/Lot 3/Zone AP at 410 Rt. 206. Present was Mr. Frederick Penza of 410 Rt. 206 along with his attorney, Mr. Thomas Darcey of 1 N. New York Ave, Smithville, NJ . Mr. Darcy explained about the criteria that makes a subdivision exempt. In this case it was in referring to 175-10 of the Hammonton Code Book. His family has owned said property since prior to 1979 . His family has resided there since the 1950's and he has lived there since 2005. There will be no new streets created with this subdivision. All criteria for this subdivision has been met. He has met requirement for Farmland Assessment as per Mary Joan Wyatt, Tax Assessor. The new property will be know as Block 5603/Lot 3.02 with an address of 411 rt. 206. Both Mr. Vettese and Mr. Dixon agreed that all requirements were met.

OPEN TO PUBLIC: No one came forward. Public portion was closed

Motion to approve was made by Mr. Giraldo and seconded by Mr. Esposito. All in favor – motion carried.

#### INFORMAL

JAMES BERTINO of 507 N. White Horse Pike, wished to put on record that he has not abandoned his farm market use located at 515 N White Horse Pike, Block 4402/Lot 42.02/Zone HB. He has owned that property for many years and simply stopped using the farm market for a time. During time of not operation he stored farm and yard equipment in that building and has maintained the building at all times. He now wishes to begin using it once again as a farm market.

No vote necessary as Mr. Bertino just wanted to put his intentions on record with the town.

#### DUAL USE VARIANCE

##### DEEPER LIFE MINISTRIES, LLC

Seeking a variance to along with a worship facility would like to use the basement for a day care. This applicant did not bring their attorney with them so we will hear this request at our meeting to be held on March 7<sup>th</sup> at 7pm.

## Adjornment