

MEETING MINUTES, FEBRUARY 6, 2018
JOINT LAND USE BOARD
TOWN OF HAMMONTON

The regular meeting of the Hammonton Joint Land Use Board was called to order this day by Chairman Edward Marinelli in the Council Chambers at approximately 7 P.M. with the announcement of the Sunshine Laws and fire exit procedure. The Pledge of Allegiance was recited. This meeting was televised.

PRESENT:

Michael Hozik
Michael Messina
Gordon Pherribo
Mickey Pullia
Ray Scipione
Jonathan Oliva
Bill Brinkerhoff
Ch. Ed Marinelli

ABSENT:

Salvatore Capelli
Joe Giraldo
Charles Baldi
James Matro

ALSO PRESENT:

Jim Schroeder, Esq.
Bob Vettese, Engineer
Kevin Dixon, Planner
Kim MacLane, Bd Secretary

EXCUSED:

Mayor DiDonato

Chairman Marinelli announced that Bill Brinkerhoff will be a voting member for this evening's meeting.

Mr. Messina made a motion to approve the meeting minutes for January 16, 2019 and was seconded by Mr. Oliva. All in favor.

Joint Land Use Board Rules and Regulations were again adopted for the 2019 year. A motion to adopt was made by Dr. Hozik and was seconded by Mr. Messina. All in favor.

RESOLUTIONS:

WHITE HORSE HMT, LLC
308 S WHITE HORSE PIKE
BLOCL 3904/LOTS 39 & 40/ZONE HB

Resolution to be sent to Mayor and Council to allow applicant to begin the redevelopment process. Once passed they will be back to the board to start and Land Use approvals that they may need. Mr. Oliva made a motion to approve and was seconded by Dr. Hozik. All in favor.

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*Bob Vettese leaves the meeting.

PLANNING BOARD ISSUES

CHARLES LA PLACA
WAIVER OF CURB AND SIDEWALK
801 N. CHEW ROAD APPL#3-19ZB
BLOCK 1708/LOT 1/ZONE R3

Present were: Charles LaPlaca, owner. James Sassano – surveyor/planner in NJ since 1990 and has appeared before this board on previous matters. Richard Clemson, Engineer in NJ since 1995 and has appeared before boards in 40 or so boards all over the state. Mr. Clemson asked the board for a continuance until the March 6, 2019 meeting so that they could get better prepared. They did not present their case this evening.

TUCKAHOE TURF
MINOR SITE PLAN
401 N. MYRTLE ST.
BLOCK 5001 LOTS 5-7
BLOCK 5002 LOT 11
BLOCK 5601 LOTS 1-9 ZONE AP Appl# 2-19zb
BLOCK 5602 LOTS 3-7 excluding lot 4.01

Present were: Bill Harrison, Esq. of Genova Burns Law Firm. Mr. Harrison has been before the board on other occasions and we are familiar with him. Allan Carter (Cape May Court House) of Tuckahoe Turf Farms. Lance Landgraf of L.B. Landgraf & Associates, LLC at 9 So. Harvard Ave. Ventnor, NJ 08406. They were seeking to increase the number of soccer events at their location. They were approved for 6 events in 2014, came back and was approved for total of 9 events (216 hrs) in November of 2016 and today wished consideration for a total of 13 events. Each event can be two days. These are great events for players and their families. When these events are held they serve to increase business in town at the many eateries and convenience stores. Tuckahoe Turf holds these events as a marketing tool to move their business forward. Testimony was given relating to how well the events have been going. There were questions/concerns by the board about parking, drop off/pick up of players and the entering/exiting of premises for each team. They have employed a retired police officer for traffic and also have both Hammonton and Waterford Police on hand for each of these events. There have not been any problems or serious complaints in this regard. Kevin Dixon of Dixon Associates has been to the site from time to time and agreed that things seem quite smooth. He will continue to monitor each season. They are not asking or needing more parking as it will be approximately the same amount of people present just more days. They do a rotation of the fields for parking and playing so as to not have any negative affect on the sod. Mr. Pherribo inquired about if there were any neighbors or

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Complaints from those living nearby. Mr. Carter said that yes there are some neighbors but have not had any problems. Mr. Landgraf reiterated that the positive criteria/aspects far outweigh any negative aspects. The applicant agreed to comply with all conditions listed in Mr. Dixon's report and are aware that any conditions listed in previous resolutions would still apply.

Open to public discussion. None came forward. Public portion closed.

ZONING BOARD ISSUES

There were no Zoning Board issues for this meeting.

DISCUSSION:

- 1) Ground Mounted Solar – 1/27/19 Mr. Dixon sent out a revised “Conditional Use Standards For Ground Mount Solar Arrays in Residential Districts” and the changes that were made were discussed this evening.
Mr. Marinella made a motion to send resolution to Town Council to make these changes to Hammonton Land Use Codes. Dr. Hozik seconded the motion. All in favor.
- 2) Environmental Impact Statement – The Environmental Commission has updated their EIS and wished to have approval from Joint Land Use Board so that it could be forwarded to Council for implementation.
Dr. Hozik made a motion to approve and was seconded by Mr. Messina. All in favor.

Adjournment