

**MEETING MINUTES, JUNE 17, 2019
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 Marinelli in the Council Chambers at approximately 7 PM with the announcement of the Sunshine Laws and fire exit procedure. The Pledge of Allegiance was recited. This meeting was televised.

PRESENT:

Michael Messina
Gordon Pherribo
Mickey Pullia
Jonathan Oliva
Bill Brinkerhoff
Charles Baldi
Councilman Joe Giraldo
Chairman Ed Marinelli

ABSENT:

Salvatore Capelli
Michael Hozik
Ray Schipione
James Matro

ALSO PRESENT:

Jim Schroeder, Esq.
Mark Harmann, Engineer
Kim MacLane, Bd Secretary

EXCUSED:

Kevin Dixon, Planner

Chairman Marinelli announced that Mr. Brinkerhoff and Mr. Baldi will be voting members for tonight's meeting. The Board welcomed Mark Harmann as Town Engineer in place of Bob Vettese who now works as administrator for the Town. We are sure he will do a great job.

PLANNING BOARD ISSUES

ESTATE OF ANTHONY & JEAN BERTINO,
SANDY BOURGUIGNON, EXEC. AND
PLEASANTDALE FARMS – JOINT APPLICATION
MINOR SUBDIVISION APPL#1-19PB
530-540 PLEASANT MILLS RD
BLOCK 4902/LOTS 1-12/ZONE AP

Applicant was approved for 3 lot subdivision in February 2005. Pinelands sent Call Up letter. Issues were not settled and deeds were not filed. Applicant received approval for a 60 day extension to resolve these issues. Board will stand by original subdivision approval. Present were: Mr. Brian Howell, Esq. attorney for estate and Mrs. Bourguignon of 674 Country Club Drive, Egg Harbor ,NJ 08215. Mr. Howell stated that the reason there was not any follow through has been due to the deaths of both Mr. & Mrs. Bertino and lawyers changed along the way without completing these tasks. Initially the applicant had requested a 45 extension of which the Board felt that 60 would be more fair considering what needs to be done.

Open to the Public – None came forward – Public portion is closed.

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Mr. Pullia made a motion to approve and was seconded by Mr. Messina. All in favor. Motion carries.

JOHN SPADO, SR.
MINOR SUBDIVISION
517 PINE RD APPL#7-19PB
BLOCK 5002/LOT 8/ZONE AP

Applicant is seeking a cultural minor subdivision. This property has been in the family name since prior to February 1979. Once subdivided the new parcel will be for Mr. Spado's son John Jr. to build his house on. Currently this lot is 11.26 acres. Mr. Spado will retain the piece which his house stands including 8.06 acres and will give his son the new parcel which will be 3.20 acres. Present were: John Helbeig, engineer of Environmental Technical Services, LLC located at 822 Washington Avenue, Woodbine, NJ 08270 and John Spado, Jr. of 353 S. Liberty St., Hammonton, NJ 08037. No variances would be required and they meet the bulk variance requirements. Mr. Hermann of ARH suggested that the lot lines possibly be changed to make a more straight line shaping however applicant did not wish to do this due his father growing blueberries and this would cause him to have to farm on son's land. There were some issues with drainage issues to be discussed. There was a meeting with Anthony DeCicco of the Public Works Dept., Bob Vettese and Mark Harman and it was concluded that the Town would like a 20 ft drainage easement. The Board would be approving the cultural subdivision as they met all criteria but were receiving some push back from applicant on the easement. After much discussion it was agreed upon that Mr. Spado would get the drainage cleared up but if after exhausting all other reasonable methods then the easement would be granted.

Open to the public.- None came forward. – Public portion closed.

Councilman Giraldo made a motion to approve and was seconded by Mr. Pherribo. All in favor. Motion carries.

RESOLUTIONS

SB AUTO DEALERS, INC.
WAIVER OF SITE PLAN, C VARIANCES FOR SETBACK AND LOT WIDTH, & D
VARIANCE FOR CHANGE OF USE
654 S. EGG HARBOR RD APPL# 7-19ZB
BLOCK 4003/LOT 1/ZONE M1

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Applicant was granted his request for Change of Use and for various variances. Mr. Santana wishes to convert what was a trash transfer facility into a auto repair/sales facility. He will be purchases lots of cars from auction, repairing and selling back at auction for profit. Any vehicles unfixable will be harvested for parts and sold over the internet while shells will be picked up for destruction.

Mr. Messina made a motion to memorialize this resolution and was seconded by Mr. Pullia. All in favor. Motion carries.

ATLANTICARE REGIONAL MEDICAL CENTER
PRELIMINARY/FINAL SITE PLAN AND SIGN VARIANCES
219 N. WHITE HORSE PIKE APPL#5-19PB
BLOCK 4501/LOT 36/ZONE HB

Applicant was granted site plan approval as well as sign variances. They wished to replace one existing sign with a new free standing digital sign, a new 6 ft gratuitous sign for a very generous benefactor who contributed towards the expansion and also other signs to direct sick/injured patients to where they need to go.

Mr. Oliva made a motion to memorialize resolution and was seconded by Mr. Pullia. All others were in favor. Motion carries.

Adjournment