

**MEETING MINUTES, JUNE 5, 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 not televised.

PRESENT:

Michael Hozik
Michael Messina
Mickey Pullia
Jonathan Oliva
Bill Brinkerhoff
Charles Baldi
Joe Giraldo
Ch. Ed Marinella

ABSENT:

Salvatore Capelli
Gordon Pherribo
Ray Scipione
James Matro

ALSO PRESENT:

William Rodio, Esq.
(conflict solicitor)
Jim Schroeder, Esq.
Bob Vettese, Engineer
Kevin Dixon, Planner
Kim MacLane, Board
Secretary

Chairman Marinelli announced that Bill Brinkerhoff and Charles Baldi will be voting members for this meeting. Mr. Bill Rodio, Esq. will handle the conflict case with SB Auto Sales.

Mr. Messina made the motion to approve meeting minutes for 5-5-19 and was seconded by Mr. Baldi. All in favor.

ZONING BOARD ISSUES

SB AUTO DEDALERS INC.

WAIVER OF SITE PLAN, C VARIANCE FOR SETBACK AND LOT WIDTH AND
D VARIANCE FOR CHANGE OF USE

654 S EGG HARBOR RD

BLOCK 4003/LOT 36/ ZONE HB APPL#5-19ZB

Angela Hartman Esq. appeared as attorney for applicant. She has been before our board on various occasions. Bill Rodio Esq. appeared as conflict solicitor for this case. Also appearing is David Scheidegg of Schaeffer, Nassar, & Scheidegg Consulting Engineers Inc of Mays Landing, NJ. Applicant is Ruben Santana of 126 Knickerbocker Rd, Closter, NJ 07624. Applicant is seeking a Change of Use variance – property was formerly trash transfer facility. C variances for setback and lot width. Testimony states Mr. Santana's operation will be as follows- he purchases lots of cars from auction and repairs them. If it's a high quality car he may sell it himself via internet and customers will come by appointment. Other cars will be repaired and sold back at auction. Any cars that in too bad of condition he will harvest the good parts which will be cleaned up and sold via internet. There will not be a stream of outside customers coming and going.

Mr. Santana plans to build a ramp going into the garage, repair roof and security fence. The fence will be 6ft high on back lot only with privacy slats, just the same as neighboring business. Property has storm water basin that was ok'd by Pinelands and he will do a clean up of some of the overgrowth. He will have sufficient parking for his approximately 12 employees and mechanics. The hours of operation will be M-F 8-6. There will be a 5ft wide apron on 9th Street. He plans to add LED lights and will provide lighting plan. He will store a max of 100 cars in enclosed fence so it will not be visible to those going down the street. Chairman Marinella inquired about curb and sidewalk. Dr. Hozik suggested landscaping which Mr. Santana was open to. Dr. Hozik inquired about an environmental study as he remembers some problems with this property in the past. Mr. Santana said testing came back clean but is not in possession of that paperwork as he doesn't yet own this property. He wants to make sure variances are granted before he makes this investment. Mr. Vettese suggested to separate smaller entrances rather than one large one and inquired about turn around for emergency vehicles. Mr. Vettese wants them to hookup with public water/sewer system as they will be washing vehicles plus employees using bathrooms. There was a question of what signs, size and how many which were not provided. Mr. Dixon inquired what happens to the cars that have their good parts harvested – what happens to the remains of those vehicles. Mr. Santana said that when there are 5-10 of such vehicles the junkyard will pick up those vehicles.

Open to the Public – non came forward – Closed public portion

Dr. Hozik made a motion to approve variances and was seconded by Mr. Brinkerhoff. All in favor. Mr. Messina made a motion to approve Site Plan Waiver and was seconded by Dr. Hozik. All in favor.

Chairman Marinelli called a 5 min recess. Mr. Schroeder entered the meeting.

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 is requesting amended site plan approval and sign variance approval to provide for installation of new signs to serve Atlanticare's Hospital based off-site Ambulatory Care Facility. A new free standing digital sign is proposed as well as other signs.

Appearing and sworn in were:

- Robert W. Bucknam Jr, Esq. of Archer & Greiner, PC One Centennial Sq., Haddonfield, NJ
- David S. Scheidegg of Schaeffer Nasser Scheidegg, Consulting Engineers LLC 1425 Cantillon Blvd, Mays Landing, NJ
- Joseph Slaton, Director of Real Estate & Planning and Construction for Atlanticare, A member of Geisinger, 1406 Doughty Rd, Egg Harbor Twp, NJ

-3- June 5, 2019 - Joint Land Use Board Minutes –

- Steve Clark, Director of Sales, KC Sign Company, 142 Conchester Highway, Aston, PA 19014

Mr. Bucknam, Esq. gave a brief history of where we are as well as history on the Atlanticare project. They are seeking a free standing aluminated digital sign to give clear direction for patience and visitors this will be located on White Horse Pike and Basin Rd. Additionally a 6ft donor recognition sign. Atlanticare provides significant service to the health and well being of the citizens of Hammonton as well as tax dollars for its economy. They also wish to have 3 additional building mounted signs for the additional building currently under construction. These signs are necessary so that people who are seeking a certain type of medical attention can know where to go as not everyone will be able to walk and search out where they need to go under their condition. Mr. Scheidegg went through the different areas of the project describing it as a campus type atmosphere. There are inherently beneficial services offered. There is no detriment to the public good. The signs will be well placed and not cluttered. They don't want anyone to loose focus as to where they need to go. Dr. Hozik and Mr. Bucknam, Esq. had some dialogue in regards to the digital sign with the digital sign as far as how quickly the message will change and such. Mr. Bucknam didn't know specifically how often message would change but that it was DOT compliant. Mr. Vettese delivered his report, stating that the testimony given by both Mr. Bucknam and Mr. Scheidegg has answered any questions he may have had and that he was in support of the application.

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

Before adjournment Mr. Pullia gave a brief update on the condition of Mr. Scipione who was in a major car accident in April. He will come home from rehabilitation soon but has a long road ahead.

Mr. Schroeder made mention of Chairman Marinelli receiving the "Nice Going Award" from Hammonton Chamber of Commerce. Mr. Marinelli has served in the State Police and this town for many years. We feel the award is well deserved.

The Board thanked Bob Vettese for his many years serving the town as engineer with ARH and welcoming him as our Public Works Administrator. We are so glad that we will continue to work with Mr. Vettese. He will be an asset to our town.

Adjournment