

**MEETING MINUTES, JULY 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 procedures. The Pledge of Allegiance was recited. This meeting was televised.

**PRESENT:**

Salvatore Capelli  
Michael Messina  
Gordon Pherribo  
Bill Brinkerhoff  
Charles Baldi  
Councilman Joe Giraldo  
Chairman Ed Marinelli

**ABSENT:**

Michael Hozik  
Mickey Pullia  
Ray Scipione  
Jonathan Oliva  
James Matro

**ALSO PRESENT:**

Jim Schroeder, Esq.  
Mark Herrmann, Engineer  
Kevin Dixon, Planner  
Kim MacLane, Bd Secretary

Mr. Capelli made a motion to adopt the minutes from our 6/19/19 meeting and was seconded by Mr. Messina.

Chairman Marinelli announced that Mr. Baldi will be a voting member this evening.

**PLANNING BOARD ISSUES**

DAVID BERGER

CURB & SIDEWALK WAIVER

694 11<sup>TH</sup> STREET APPL#8-19PB

BLOCK 1301/LOTS 10.01 & 10.02/ZONE RR

Sworn in were David Berger of 14 Samantha Dr., Brian Peterman, Engineer of Peterman Maxcy Associates LLC 189 S. Lakeview Dr, Gibbsboro, NJ and Fred DeClement, Esq. Mr. Peterman has been before our Board and is a qualified expert. Previously Mr. Berger was approved for curb/sidewalk waiver until improvements were made to the property. He now wishes to sell off these lots. Mr. Peterman stated his belief that water runoff would have no place to go and would cause a flooding or ice hazard. Mr. Peterman advised the Board that the county does not want curb and sidewalk along the county line part of his property. Upon questioning from the board and much conversation Mr. Berger agreed that if at a later time the town insisted upon requesting curb and sidewalk and had solved the flooding/ice hazard that he would be a yes vote under those conditions.

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

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

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1100 BEL AIR PROPERTIES, LLC  
MAJOR SUBDIVISION  
219 LINCOLN ST. APPL#8-19PB  
BLOCK 2604/LOT 7/ZONE R2

Present were: Tino Catania of 109 Forrest Dr., Greg Simons, Engineer of GS Engineering located P.O.Box 124, Swedesboro, NJ and Fred De Clement, Esq. Mr. Giraldo recuse himself and left the building as a family member lives within 200 ft of this property. Mr. Catania wishes to subdivide this property into 3 building lots and build two duplexes and 1 single family. No variances are required. This is qualified as a major subdivision as it involves extending water/sewer lines and widening the street so that emergency vehicles would be able to turn around in the street. Mr. Catania has supplied plans with Public Works and with Fire Chief to determine what improvements need to be done to accommodate the town for this project. Mr. Herrmann went over items from his report (report is on file) and applicant along with his team were agreeable to most of those items. There was a request for curb and sidewalk waiver and Mr. Herrmann determined that sidewalk isn't as much a big deal as not all neighbors down that end of the street have sidewalk but he highly recommended the curbing to keep the street from deteriorating. The applicant wanted to use other methods which were not permanent solutions. Some discussion ensued and it was finally agreed as a compromise that administratively approved by engineer they would curb a certain portion of said road. Mr. Dixon stated that curbing is almost a must to stabilize the road.

5 Min recess.

Mr. Simons and applicant agreed to curbing that will be administratively approved by town engineer. Mr. Herrmann requested the road be repaved to manhole to avoid doing patchwork in time – applicant agreed. Must hookup to town's water and sewer and extend water main. Mr. Dixon discussed the necessity for 30 ft. turnaround to accommodate fire trucks.

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

### **RESOLUTIONS**

ESTATE OF ANTHONY & JEAN BERTINO/  
PLEASANTDALE FARMS  
MINOR SUBDIVISION APPL#1-19PB  
530-540 PLEASANT MILLS RD.  
BLOCK 4902/LOTS 1-12/ZONE AP

Approval was given for a 60 day extension to file deeds to previous subdivision. Mr. Messina made a motion to approve and was seconded by Mr. Capelli. All in favor. Motion carries.

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

Applicant was granted approval for two lot subdivision.

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

Adjournment

Respectfully submitted this 18<sup>th</sup> day of July, 2019 by \_\_\_\_\_  
Secretary of the Hammonton Joint Land Use Board.