

**MEETING MINUTES AUGUST 7, 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:

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

ABSENT:

Salvatore Capelli
Michael Hozik
Ray Scipione
James Matro

ALSO PRESENT:

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

Chairman Marinelli announced that Mr. Baldi and Mr. Brinkerhoff will be voting members for this meeting.

Mr. Messina made a motion to adopt the meeting minutes from our 7/17/19 meeting and was seconded by Mr. Giraldo. All in favor.

PLANNING BOARD ISSUES

ELIZABETH A. MITIDIERI
WAIVER OF CURB & SIDEWALK
4 GIRARD LN APPL#11-19PB
BLOCK 3106/LOT 26.02/ZONE R1

Present was the homeowner and her neighbor, Brian G. Howell, Esq. of 3 Girard Lane. Mr. Howell was not present as her attorney but to give testimony as her neighbor. Both parties were sworn in. Testimonies coincided with the same facts. There are only 4 homes on the street and there is no real traffic. The homeowners do not walk anywhere from their homes other than to possibly visit each other. Mr. Howell gave testimony that he remembers a time he was talking with a neighbor right in the middle of the street for about twenty minutes and never saw a car or pedestrian. Mrs. Mitidieri said this cul-de-sac is not near destinations where people would be walking to. Mr. Schroeder asked the applicant that if the Town were to require it of her and her neighbors in the future that she would comply and she agreed. Mr. Schroeder made the Board aware that property is located in a zone 1 where the Town is most in need of developing curb and sidewalk. Mr. Herrmann of ARH did make a site visit but didn't issue a report. He agrees with testimony given by others. Mr. Dixon also did not submit a report.

-2- August 7, 2019 – Joint Land Use Board Minutes –

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

Councilman Giraldo made a motion to approve and was seconded by Mr. Messina. Mr. Pherribo voted NO while all others voted yes. Motion carries.

CREEKVIEW DEVELOPMENT COMPANY, LLC

WAIVER OF CURB AND SIDEWALK

541 n. 1st RD.

APPL#10-19PB

BLOCK 1901/LOT 4/ZONE R3

Mr. Pullia recused himself and left the building due to conflict of interest. Sworn in were Michael Joffe of Creekview Development Company LLC of 318 Oak Ave. , Cherry Hill, NJ 08002 and his attorney, Mr. Brian Howell, Esq. of 231 Bellevue Ave., Hammonton, NJ 08037. Mr. Howell put on record three other properties where applicant is currently building homes and has complied with request for curb and sidewalk. Mr. Joffe gave testimony that in that area no other homes have curb and sidewalk nor are there any walking destinations in that area. Applicant agreed to put in curb & sidewalk at a later date if Town required it of this property and neighboring properties. There were no professional reports or comments. Mr. Howell stated that to put curb and sidewalk would be a significant cost without significant gain. Mr. Schroeder read the ordinance for area one which this property falls in. Although this is a rural setting is not a rural zone. Mr. Oliva stated his grandfather lived on this road and that there is not a lot of traffic and barely any foot traffic.

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

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

Chairman Marinelli made a motion to approve and was seconded by Mr. Oliva seconded the motion. Mr. Pherribo voted NO. All others in favor. Motion carries.

Mr. Pullia rejoins the meeting. Councilman Giraldo recuses himself and leaves the building for the night. As Councilman he has voted on the next item and feels it not prudent to here this testimony.

WHITE HORSE HMT URBAN RENEWAL, LLC

PRELIMINARY MAJOR SITE PLAN

308 S WHITE HORSE PIKE

APPL#12-19PB

BLOCK 3904/LOTS 39 & 40/ZONE HB

Applicant came before the Board to propose the revitalization of the current Econo Lodge and converting into an affordable assisted living facility.

Appearing before the Board on behalf of applicant were: Conrad Roncati of Architecura at One Executive Dr. Suite LL100, Fort Lee, NJ 07024, Jason Sciulla, Principal Engineer of Sciullo Engineering Services, LLC 9615 Vantor Ave. Suite 3, Margate, NJ 08402, - Drew Barile of New Standard Living Facility 48 Pavillion Ave, Suite 2, Long Branch, NJ 07740, - Warren Stilwell, Esq. of Cooper Levenson Attorneys at Law 1125 Atlantic Ave, Atlantic City, NJ 08401 and Lance Landgraf, Architect 9 S. Harvard Ave., Ventnor City, NJ 08406 who were all sworn and credentials given. Mr. Berilli testified first describing his experience in the health care field. This facility will have 162 rooms of which 150 will be single occupancy measuring approximately 350 sq ft each and 12 will be double occupancy measuring approximately 450 sq ft. 80% of cost will be paid by Medicare and cost is at 60% of median income for this area. Rooms will consist of bedroom, bathroom and common area. White Horse HMT came before both the Environmental and Joint Land Use Board a few months back to discuss the rehabilitation of this property. They have met all requirements of the redevelopment plan so no variances are required. They are waiting final Pinelands approvals. This project will not disturb any ground but will add on to ground already covered. There is a plan to demolish a section of the motel on the one side to keep it an “L” shape. The project also includes a Senior Day Care (separate building available for 80 people), cafeteria and offices. There is direct access to cafeteria from rooms and an open space between the buildings so that seniors can enjoy the outdoors without the ability to wander off as this may be an issue for some. This project will also assist the Town with our COAH requirements. Kevin Dixon gave a brief statement that all criteria is met and would be significantly positive for the town in many ways. Mr. Schroeder, Esq. announced that the applicant will be meeting with the Environmental Commission next week and that the applicant has agreed to any conditions that Mr. Dixon has requested. The lighting plan will be administratively approved. Mr. Sciulla testified next and commented that they are aware that the property has some wetlands but that they will not be developing in that area. The DOT’s approval will be supplied to the Board as soon as it is available. They will be correcting Pineland violation that was in existence from current owner so that it will meet their criteria. Mr. Sciulla said they met with fire officials and there is enough space for emergency vehicles and that they seem to be in good shape there. Mr. Pullia was at said meeting and reiterated that everything looked good and that applicant was agreeable to any suggestions that they had. Mr. Herrmann of ARH discussed the need for curb and sidewalk and this will be done. Conrad Roncati gave testimony about the elevation plans. He stated they have Board of Health approvals. White Horse HMT will be looking into putting roof mounted solar panels in the future which is why they went with a flat roof.

Opened to the public. None came forward. Public portioned closed.

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

Zoning Board Issues

ROBERT & BONNIE VETTESE
HARDSHIP VARIANCE FOR SHED
436 GRAPE ST. APPL#8-19ZB
BLOCK 3301/LOT 11/ZONE R1

Mr. Vettese of 436 Grape St. was sworn in for testimony. Applicant wishes to move a 12x24 shed on his property for storage. Mr. Vettese wishes to put the shed at 6.5 feet from property line where 15 ft. is required. Mr. Hermann excused himself and left the courtroom as he and Mr. Vettese use to work together at ARH. Mr. Vettese needs the shed so that family member who has moved in can store their belongings. Mr. Vettese stated that there is a pre-existing shed on neighboring property at 6.3 ft and there has never been a problem. Mr. Dixon gave testimony from his report that if shed was put to code it would encroach on areas of that property.

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

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

Resolutions

DAVID BERGER
CURB & SIDEWALK WAIVER
694 11TH ST. APPL#9-19PB
BLOCK 1301/LOTS 10.01& 10.02/ZONE RR

Applicant was granted a waiver at said properties. Due to a drainage issue putting in curb and sidewalk would make a problem where none exists. Mr. Berger did agree to put it in if Town required it and they have solved said issue.

Mr. Giraldo made a motion to adopt and was seconded by Mr. Messina. Mr. Pullia and Mr. Oliva abstained as they were not present at that meeting. All others in favor. Motion carries.

-5- August 7, 2019 – Joint Land Use Board Meeting Minutes -

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

Applicant was granted a 3 lot subdivision where he plans to build 2 duplexes as well as a single family home. Request was approved.

Motion was made by Mr. Baldi to adopt and was seconded by Mr. Brinkerhoff. Mr. Pullia and Mr. Oliva abstained as they were not present for this meeting. All others in favor. Motion carries.

Adjourned.