

**MEETING MINUTES OF SEPTEMBER 18, 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 Ed Marinelli in the Council Chambers at approximately 7:30PM with the announcement of the Sunshine Laws and fire exit procedures. The Pledge of Allegiance was recited. This meeting was televised.

PRESENT:

Chairman Marinelli
Gordon Pherribo
Michael Messina
Ray Scipione
Bill Brinkerhoff
Charles Baldi
James Matro

ABSENT:

Salvatore Capelli
Michael Hozik
Mickey Pullia

ALSO PRESENT:

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

EXCUSED:

Councilman Joe Giraldo
Mayor's Designee – Jonathan Oliva

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

Mr. Scipione made a motion to approve the meeting minutes for 8/28/19 and was seconded by Mr. Baldi. Mr. Messina abstained as he was absent last meeting. All others approved. Minutes adopted.

PLANNING BOARD ISSUES

There were no Planning Board issues for this evening's meeting.

ZONING BOARD ISSUES

VINE STREET PROPERTIES, LLC
WAIVER OF SITE PLANS
317 BELLEVUE AVE. APPL#10-19ZB
BLOCK 2817/LOT 11/ZONE DT3/GW1

Applicant wishes to construct a 16x23 ft. second story apartment over existing garage. Property currently has a main building with 1-1bedroom apt and 1-2 bedroom apartment. Owner wishes to construct a 1 bedroom studio apt above garage 525-600 sq ft. There are presently 7 parking spaces at that property. Property is supported by Town Water/Sewer. Mr. Michellini explained that he feels that his property shows his investment in the Town along with the other properties that he owns. He also lives locally. Having this property in town would mean the probability of renew for the town as the occupants would likely utilize eateries, hair studios and the like because of close proximity. He has received permission to take down 1-2 trees in order to make this expansion. There is an access

-2- September 18, 2019 – Joint Land Use Board -

easement between himself and neighboring property. Mr. Herrmann asked about lighting. The lighting plan will be submitted and administratively approved. Mr. Dixon gave testimony that this use is permitted and parking seems adequate. He has no objection to waiver. A variance is needed for side and rear setbacks. The setbacks should be minimum of 6 ft whereas this property is has side yard is 1.5 ft and rear is 1.7 ft. Mr. Dixon feels there is more benefits then detriments. Mr. Pherribo asked if the current w/s connection could carry this further use. Mr. Michellini has already contacted town facilities to discuss such and has that under control.

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

Mr. Scipione made a motion to approve the 2-C variances for setbacks and was seconded by Mr. Messina. All in favor. Mr. Pherribo made a motion to approve site plan waiver and was seconded by Mr. Scipione. All in favor. Both motions carried.

Mr. Matro joined the meeting.

SHARON L. LUCCA
HARDSHIP VARIANC FOR SIDE YARD SETBACK AND FENCE HEIGHT
421 W PLEASANT ST. APPL#11-19ZB
BLOCK 2409/LOT 5/ZONE R2

Applicant bought her property in 1996 with side porch and a fence was existing. July of this year she received a “CEASE WORK ORDER” as the fence height was higher then permitted and no permits had been applied for. The owners before her had not applied for permit for original work. Both are in need of repair. Applicant just wanted to repair what was already there for past 23 yrs.

Open to the public

Lisa Melendez came forward as she owns the two properties to one side of Ms. Lucca’s. It seems that Ms. Lucca’s property encroaches Ms. Melendez’s property by a small amount. Apparently there are some issues between the two parties that need to be worked out before the Board can hear this case. Board is granting a continuance of this case to October 16th so that some firm decisions can be ironed out before case is heard.

RESOLUTIONS

PYRAMID HEALTHCARE INC
WAIVER OF SITE PLANS
1000 CENTRAL AVE. APPL#9-19ZB
BLOCK 3801/LOT 73/ZONE HB & R1

Applicant was approved for use of 30,000 sq ft of unused space at the Kessler Building where they are currently operating and will be expanding by 34 rooms/86 beds.

Mr. Pherribo made a motion to adopt resolution and was seconded by Mr. Messina. All in favor, motion carried.

NIBR/JOHN BEE
USE VARIANCE APPL#3-19ZB
250 WEST END BLOCK 2417/LOT 1/ZONE DT1
101 WEST END BLOCK 2415/LOT 8/ZONE DTI
100 WEST END BLOCK 2413/LOT 13/ZONE DT1

Applicant was approved to lease the three buildings set on his property for a period of 5 yrs. October 2024 must demolish building and fulfill 2011 agreement that Mr. Bee made with the town along with 18 requirements documented in resolution.

Mr. Messina made a motion to adopt and was seconded by Mr. Matro. All in favor. Motion carried.

There will be no meeting on October 2nd. Our next regular meeting will be October 16, 2019.

Adjourned

Respectfully submitted this 25th day of September, 2019 by

Kimberly MacLane, Secretary to the Hammonton Joint Land Use Board