

MEETING MINUTES OF JANUARY 20, 2021
JOINT LAND USE BOARD
TOWN OF HAMMONTON

The re-organization meeting of the Town of Hammonton Joint Land Use Board of Adjustments was called to order this day by Councilman Jonathan Oliva via Zoom at approximately 7pm. The Pledge of Allegiance was recited. Zoom Meeting #841 8379 2176 Passcode 639187. This meeting was also televised. The official roll call was taken by Secretary, Kimberly MacLane.

PRESENT:

Ralph Cappaccio
Michael Hozik
Michael Messina
Gordon Pherribo
Mickey Pullia
Ray Scipione
Councilman Jonathan Oliva
Brooke Sacco
Bill Brinkerhoff
Jonathan Baske
James Matro
Ch. Ed Marinelli

ABSENT:

Chris Kalani

ALSO PRESENT:

Joe McGroarty, Esq. Board Solicitor
William Loughney, ARH Bd Engineer
Stuart Wisser, ARH Bd Planner
Kimberly MacLane, Bd Secretary

Mr. Messina made a motion to approve meeting minutes from our 12/16/20 and was seconded by Mr. Scipione. Mr. Baske and Mr. Cappaccio are new members so they abstained. All others in favor.

Councilman Oliva introduced new members Mr. Baske and Mr. Cappaccio and invited them to tell a little bit about themselves. Both men are well qualified and eager to serve our Board.

Next we did our nominations. For a term of 1 yr.

Chairman - Mr. Messina nominated Mr. Ed Marinelli and was seconded by Dr. Hozik.
No other nominations were made. All in favor.

Vice Chairman – Mr. Messina nominated Mr. Gordon Pherribo and was seconded by Mr. Pullia. No other nominations were made. All in favor.

Solicitor- Councilman Oliva nominated Mr. Joseph McGroarty, Esq. and was seconded By Dr. Hozik. No other nominations were made. All in favor.

Engineer – Councilman Oliva nominated ARH Associates and was seconded by Mr. Matro. No other nominations were made. All in favor

-2- January 20, 2021 – Hammonton Joint Land Use Board of Adjustments – Minutes

Planner – Dr. Hozik nominated ARH Associates and was seconded by Mr. Messina. No other nominations were made. All in favor.

Secretary – Mr. Messina nominated Kimberly MacLane and was seconded by Mr. Pullia. No other nominations were made. All in favor.

Chairman Marinelli requested that Board Rules would be re-approved for 2021. By roll call all in favor.

PRESENTATION

NJDOT/SAM SCHWARTZ CONSULTING
HAMMONTON BICYCLE AND PEDESTRIAN MASTER PLAN

Presentation was made with no vote. Consulting firm came to discuss some very initial ideas for plans for the Town of Hammonton funded by NJDOT. Present at the meeting were: Samantha Donovan and Steve Wong of Sam Schwartz Consulting. Also, Bill Riviere, Project Manager at NJDOT. The presentation was done by Mr. Wong who had a slide show where he discussed some very basic and initial ideas. Their purpose for being at the meeting was to show us some of their ideas and has out with the Board to get our input regarding these ideas. These ideas regarded bike paths, traffic patterns and possibly doing something with the area around Town Hall. No plans are firm yet by any stretch. They will be meeting with some of Hammonton's various other Boards and eventually I would imagine Town Council.

PLANNING BOARD ISSUES

444 EAST PLEASANT ST CO, LLC
WILLIAM DOYLE MANAGING MEMBER
MINOR SUBDIVISION & BULK USE VARIANCES
444 EAST PLEASANT ST. BLOCK 2818/LOT 2/ZONE DT1
44 N PACKARD ST. BLOCK 2818/LOT 9/ZONE DTI

Through correspondence with applicant's attorney, they have requested that this matter be postponed until 2/3/21. They will hold us harmless to the 45 day time restraint.

ZONING BOARD ISSUES

THERE ARE NO ZONING ISSUES FOR THIS MEETING.

-3- January 20, 2021 – Hammonton Joint Land Use Board – Minutes

RESOLUTIONS

CREEKVIEW DEVELOPMENT CO, LLC
MINOR SUBDIVISION
555 CENTRAL AVE. APPL#11-20ZB
BLOCK 3301/LOTS 55, 58, & 62/ZONE R1 & GW1

Applicant was approved for minor subdivision to change lot lines within the three properties. No new lots were created.

Mr. Messina made a motion to adopt and was seconded by Dr. Hozik. Mr. Pullia abstained as he was absent for that meeting. Mr. Scipione had to leave the meeting and didn't vote. Mr. Cappaccio and Mr. Baske are new and were not there for the meeting. All others in favor. Resolution is adopted.

BEL AIR PROPERTIES, LLC
WAIVER OF CURB & SIDEWALK
711 S 1ST ROAD APPL#10-20PB
BLOCK 4012/LOT 30/ZONE R3

Applicant was approved for waiver of curb & sidewalk. Applicant is aware that if the Town were to make curb & sidewalk mandatory that they would need to comply.

Dr. Hozik made a motion to adopt and was seconded by Mr. Matro. Mr. Scipione had to leave the meeting and didn't vote. Mr. Cappaccio and Mr. Baske are new and were not present for that meeting. Mr. Pullia was not present for that meeting. All in favor. Resolution is adopted.

JOSEPH D'AGOSTINO
CHANGE OF USE AND WAIVER OF SITE PLAN
950 S EGG HARBOR RD APPL#9-20ZB
BLOCK 4005/LOT 2/ ZONE HB

Applicant was approved to convert and open a personal training studio in the former warehouse.

Dr. Hozik made a motion to adopt and was seconded by Mr. Messina. Mr. Pullia abstained as he was absent from that meeting. Mr. Scipione had to leave the meeting and didn't vote. Mr. Cappaccio and Mr. Baske are new and were not there for the meeting. All others in favor. Resolution is adopted.

-4- January 20, 2021 – Hammonton Joint Land Use Board of Adjustments – Minutes

Our next meeting will be held on Wednesday, February 3rd, 2021 at 7 pm through Zoom.

These Minutes are respectfully submitted this 28th day of January, 2021 by:

Kimberly MacLane, Board Secretary