

**MEETING MINUTES MAY 2, 2018
PLANNING/ZONING BOARD OF ADJUSTMENTS
TOWN OF HAMMONTON**

The regular meeting of the Hammonton Planning/Zoning board was called to order this date by Chairman Edward Marinelli in the Council Chambers at approximately 7:00 p.m. with the announcement of the Sunshine Law and fire exit procedure. The Pledge of Allegiance was recited. The meeting was televised.

PRESENT:

Michael Hozik
Michael Messina
Gordon Pherribo
Ray Scipione
Bill Brinkeroff
James Matro

ABSENT:

Salvatore Capelli
Mickey Pullia
Vincent Messina
Jonathan Oliva

EXCUSED:

Steven DiDonato, mayor
Joe Giraldo, Councilman

ALSO PRESENT:

James Schroeder, Esq.
Kevin Dixon – Planner/
Traffic
Robert Vettese – Engineer
Kim Mac Lane – Board
Secretary

ADOPTION OF MINUTES:

Mr. Michael Messina made a motion to approve the Hammonton Planning/Zoning Board Minutes for February 21, 2018. Mr. Hozik seconded the motion. All members were in favor.

Chairman Marinelli called alternates Mr. Matro & Mr. Brinkerhoff to be voting members for this meeting.

The Board swore in Bill Brinkerhoff as Alternate#1 who will serve a 2 yrs term.

PLANNING BOARD ISSUES:

A brief preview was discussed of a property that will shortly be coming before the board to renovate what is currently being used as a hotel into an assisted living facility. No vote or presentation took place at this time.

ZONING BOARD ISSUES:

MINOR SUBDIVISION

ANN MARIE SILIPINO

Block 3106/Lot 26.01/Zone R1 at 2 Girard Ln.

Seeking to subdivide her property into two lots including current lot. She needs a variance due to a garage structure and its placement on the subdivision. Present and sworn in were Ann Marie Silipino and her engineer, R. Scott Smith of Key Engineering.

Mr. Schroeder established Mr. Smith's credentials and expertise in this area. Key Engineering Inc. is located at 80 S. White Horse Pike, Berlin, NJ 08009. The property would be divided into two lots one being 18,225 sq ft and the other being 14,430 sq ft. to have a home built to be home for Mrs. Silipino's mom to live in. There are two assessor buildings on the property that Mr. Dixon, our planner found to be in violation to complete the subdivision. One building was a small shed which has already been moved and causes no problem at present time. The other building is a garage which opens to street which gives probability that this has existed for many years and is not a problem for Mrs. Silipino nor her neighbors. This garage is 10.3 ft from property line where it should be 15 ft to meet code. According to report from ARH: no variance needed for subdivision, home meets requirements, some tree removal may be needed and permits must be secured and approved by Environmental Commission, must hook up to town sewer and curb/sidewalk is required. Mrs. Silipino is agreeable on those conditions. Mr. Smith said that structure has been in existence at least since 1980 with opening toward Pleasant Street shows that garage has been there at least 38 yrs. with no complaints from any neighbor. This structure is very sturdy and not easily or possible to move. He does not believe there would be any detriment to neighborhood.

PUBLIC PORTION OPENED – None approached the podium. **PUBLIC PORTION CLOSED.**

Mr. Dixon requested that Mrs. Silipino provide us with new survey to show where these structures will be with subdivision. He concurs with Mr. Smith's statements. The board asked for deeds to be field within 180 days, grading plan, tree permit if necessary and new lot#. A motion was made by Mr. Hozik to approve said subdivision and was seconded by Mr. Scipione. All members were in favor.

HARDSHIP VARIANCE

GLORIA SANTILLI

Block 1001/Lot 34/Zone R2, located at 616 N. 1st Rd.

Seeking a variance to place ground mounted solar panels on her property rather than roof mounted. Ground mounting is not permitted in R2 zone. Ms. Santilli was not present for hearing. Mr. Robert E. Tapp, of 616 N. 1st Rd and co-owner of property was sworn in along with David Gardiner of Infiniti Energy Services, located at 2885 Rt 9, Howell, NJ 07731. Mr. Gardiner explained that the home is approximately 120 yrs old and the roof would not support the weight of the panels nor is the roof large enough to hold enough panels to compensate for owners electric bill. He proposed that these panels be placed in the back of property behind trees. They will not have to remove any trees. A fence will be placed around panels to meet codes currently in place about 4 ft. around panels. Mr. Dixon said that it would be up to the board to decide on variance. The Town of Hammonton recognizes the benefit of Solar energy but at the same time does not wish to overburden our land with excessive unlivable coverage. Mr. Hozik broad up the point of the encroachment of Mr. Tapp's driveway with his neighbors and further that we do not have sealed survey plans but rather plans from survey that may not accurately

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demonstrate the impact of the intentioned solar panels. The board took a 5 minute intermission. The board reconvened and decided to table this hearing until our next meeting on June 6th so that Mr. Tapp could obtain a better detailed and sealed survey. Public notice was given orally and no further notice was needed for newspaper nor certified mail. A motion was made by Mr. Hozik to table this matter until next meeting and was seconded by Mr. Michael Messina. All members were in favor.

Resolution was memorialized by the Board for Brian & Lisa Howell at Block 3106/Lot 24.01 at 3 Girard Lane for relief on height of a small portion of their side yard fence. A motion was made by Mr. Hozik to approve and seconded by Mr. Scipione. All members were in favor.

PUBLIC PORTION OPENED – None approached the podium. - **PUBLIC PORTION CLOSED.**

Resolution was memorialized for Mr. Anthony Robideau at Block 1803/Lot 15.03 located at 855 N. 3rd St. for a variance to place ground mounted solar on his property. A motion was made by Mr. Hozik to approve said resolution and was seconded by Mr. Michael Messina. All members were in favor.

PUBLIC PORTION OPENED – None approached the podium. – **PUBLIC PORTION CLOSED.**

ADJOURNMENT.

These minutes are respectfully submitted by: _____
on this 7th day of May, 2018. Kimberly MacLane, Board Secretary