

**MEETING MINUTES OF JUNE 2, 2021
JOINT LAND USE BOARD
TOWN OF HAMMONTON**

The regular meeting of the Town of Hammonton Joint Land Use Board of Adjustments was called to order this day by Chairman Edward Marinelli via Zoom at approximately 7pm. The Pledge of Allegiance was recited. This meeting was televised. The official roll call was taken by Secretary, Kimberly MacLane. Zoom Meeting ID#875 5491 2472, Passcode 414661.

PRESENT:

Ralph Capaccio
Michael Hozik
Michael Messina
Gordon Pherribo
Mickey Pullia
Jonathan Baske
Bill Brinkerhoff
James Matro
Ch. Ed Marinelli

ABSENT:

Ray Scipione
Councilman Oliva
Brooke Sacco
Chris Kalani

ALSO PRESENT:

Mr. Joseph McGroarty, Esq. Bd Solicitor
Mr. William Loughney, ARH Bd Engineer
Kimberly MacLane, Bd Secretary

EXCUSED:

Mr. Stuart Wiser, ARH Bd Planner

Dr. Hozik made a motion to adopt meeting minutes of May 19, 2021 with one minor change for missing word and was seconded by Mr. Messina. Amended minutes will be circulated to Board when completed. All in favor.

PLANNING BOARD ISSUES

BETTS AND BETTS, LLC

AMENDED SITE PLAN APPROVAL

450 N MYRTLE ST. APPL#7-21PB

BLOCK 5001/LOTS 5-7/AP ZONE, BLOCK 5002/LOT 11/ZONE AP, BLOCK 5601/LOTS 1-9/ZONE AP, AND BLOCK 5602/LOTS 3-7 MINUS 4.01/ZONE AP

Offering testimony was: Allen Carter, director of Tuckahoe Turf, Ashley Wells in charge of EDP Soccer, and Mr. William F Harrison, Esq of Genova & Burns. Tuckahoe Turf Farms who supply turf all over the country and for many industries is best known for the many sports fields for several football teams such as Philadelphia Eagles and about 20 others, Fenway Park just to name a few. Each year they allow soccer tournaments to be held on their fields located in Hammonton and adjoining towns where they own property. They have been previously approved to hold 13 events and are now seeking 16 events. These events will not go over the approved hours that they presently have and will include less fields per day. The reasoning is with pandemic to be able to space things out. This year they will be hosting a weeklong soccer playoff tournament. They have streamlined and communicated with the teams who will be playing the arrival and departure times as well as streamlined so that a team doesn't have to wait around until the next game they are in, this will keep attendance on the fields at a

minimum. There will be a 15 state tournament from 06/25 – 7/1/21 which will start off with 24 fields and dwindle down as teams are eliminated. Each team will have a start time and time when to be on and off the field so that people aren't there when they shouldn't be. Everything is well coordinated. There were some concerns about this tournament being at the same time as the Red, White and Blueberry Festival . Mr. Wells and Mr. Carter both assured us that they will get Winslow Cops to direct traffic so that the Hammonton Police can take care of Blueberry Festival.

Open to the Public, None called. Public portion closed.

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

JOSEPH LASASSO/ROBERT WEISBECKER
MINOR SUBDIVISION – TO CHANGE LOT LINES
60 & 70 PLYMOUTH RD. APPL#3-21PB
BLOCK 4801/LOTS 4 & 4.01/ZONES HB & R3

Applicants wish to change lot lines on said property where as Mr. LaSasso will increase his rear yard space by approximately 30'x130' and decrease Mr. Weisbecker's side yard by that amount. There is not any new lots proposed nor any new building proposed. In 1977 when Mr. LaSasso bought the property due to the water table being what it was he had to build far back on the property so that he could have a basement, this left a very small rear yard. Initially there was an agreement with Mr. LaSasso and Mr. Weisbecker's parents who were the former owners to be able to use whatever space they needed beyond the property lines. In 2006 the original Mr. & Mrs. Weisbecker gave the property to their son and daughter-in-law. They had asked Mr. LaSasso to buy the property that he was using which is what brought about this case. There was some questions from the Board regarding the variance for side yard setbacks. One side yard is the co-applicant and he is in agreement and the other is of Mike's Auto body Shop. Notices were given to all property owners within 200 ft of these properties and no one has shown interest in this case. Mr. Loughney of ARH, who represents the Board gave his report including which variances would be necessary. According to today's regulations these properties would have to be hooked to Town water/sewer for subdivision that took place in 1977 but that predates the 1989 requirements and a Certificate of Non-Conformity was granted.

Open to the public. None called. Public portion closed.

Mr. Messina made a motion to approve and was seconded by Mr. Baske. Mr. Pherribo voted no. The remainder of board members present voted yes. Motion carries.

RESOLUTION

RONALD BERENATO
MINOR SUBDIVISION
625 9TH STREET APPL#8-21PB
BLOCK 1403/LOT 8/ZONE RR

Mr. Berenato was approved for a 4 lot subdivision (3 new plus original). Board deemed this a minor subdivision rather than a major subdivision because no new roads will be made. These properties will be side by side along 9th Street.

Mr. Matro made a motion to adopt and was seconded by Mr. Capaccio. All in favor. Resolution was adopted.

Our next meeting will be on Wednesday, June 16, 2021 at 7pm.

Respectfully submitted this 14th day of June, 2021 by:

Kimberly MacLane, Board Secretary