

**MEETING MINUTES OF FEBRUARY 17, 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 my Chairman Ed Marinelli via Zoom at approximately 7 pm. The Pledge of Allegiance was recited. Zoom Meeting ID#853 3958 6698 Passcode: 474511. This meeting was also televised. The official roll call was taken by Secretary, Kimberly MacLane.

PRESENT:

Ralph Capaccio
Michael Hozik
Michael Messina
Gordon Pherribo
Ray Scipione
Councilman Jonathan Oliva
Bill Brinkerhoff
Jonathan Baske
Chris Kalani
Ch. Ed Marinelli

ABSENT:

Mickey Pullia (excused for
conflict of interest)
Brooke Sacco
James Matro

ALSO PRESENT:

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

Mr. Messina made a motion to adopt the meeting minutes of 02/03/21 and was seconded by Mr. Scipione. All in favor.

PLANNING BOARD ISSUES

ANTHONY & HEIDI BERENATO
MINOR SUBDIVISION
574 & 580 11TH STREET APPL#2-21PB
BLOCK 1302/LOT 6 & 7/ZONE RR & R3

This case is tabled until our March 3, 2021 meeting as further information is required.

ZONING BOARD ISSUES

CREEKVIEW DEVELOPMENT CO, LLC
VARIANCE FOR LOT SIZE
332 FRENCH STREET APPL#10-20ZB
BLOCK 2711/LOT 8/ZONE DT1

Applicant wishes to construct a single family home on undersized lot. Present were Brian Howell, Esq. attorney for applicant, Brian Peterman of Peterman Maxcy of which he is a certified engineer/planner and has been before our Board on many of occasions, Jack Smith, architect for applicant and has provided a list of his credentials and Board established him as an expert in his field, and applicant, Michael Joffe of Creekview

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Development Co, LLC. This lot is 3,453 sq ft where 10,000 sq ft is required. Testimony was given that upon inspecting the neighborhood of houses that have been there for 30plus years or more that this is actually the average size lot for houses in this neighborhood (2711/2-7 and 9-11) according to Brian Peterman. The proposed home will be 1,222 sq ft, a 3 bedroom cottage style home. There is no place to gain more property from any neighboring property so this could not be remedied in anyway. There had been a small house on this lot that had burned down a few years back leaving a cracked foundation. Applicant does have Pineland Approval. Mr. Pherribo asked whether cottage style homes have attached garages. This is very vague in the code. Board by consensus felt it was not a concern because it was attached and setbacks are met. Chairman Marinelli asked about whether new sidewalks and apron would be done since it's a brand new house and that is a very heavily traveled area with carnival grounds, church and so close to town. Applicant agreed to provide 70 ft of sidewalk and apron. House will be 37.6% lot coverage which conforms to code. Home will have 46ft width, with 34 ft of habitable space. First floor will have standard 8 ft ceilings, second floor will have 8-12 ft (dormers) total height would be 23.6ft. There was a long discussion regarding the amount of windows to be used. Mr. Wiser of ARH said that according of our form based code it should be 30% of square footage. Mr. Smith disputed the need as: 1) would not be esthetically pleasing, 2) not enough wall space for furniture and 3) with the new energy codes it would take away from insulated area to hold in heating/air-conditioning. This went back and forth for quite a while until finally Mr. Howell, Esq. requested a variance for this. Among the reasons given why these variances should be granted is that it adds to property value and improves the neighborhood. The good far outweigh the negative. It was established that no other buildings would be located on this property.

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

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

The Resolution for 444 E Pleasant/44 Packard St. was tabled as Board Members said they didn't receive the email that included this document so this will be tabled until the 3/3/21 meeting.

Mr. Pherribo brought up some items that should be changed or tweaked regarding our application and checklist. There will be further discussion on this in the future.

Adjournment

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Respectfully submitted this 18th day of February, 2021 by:

Kimberly Mac Lane, Bd. Secretary