

**MEETING MINUTES OF MAY 19, 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#847 0859 1505, Passcode 442011.

PRESENT:

Ralph Capaccio
Michael Hozik
Michael Messina
Ray Scipione
Bill Brinkerhoff
James Matro
Councilman Oliva
Ch. Ed Marinelli

ABSENT:

Gordon Pherribo
Brooke Sacco
Chris Kalani
Jonathan Baske

ALSO PRESENT:

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

EXCUSED FOR CONFLICT:

Mickey Pullia

Mr. Messina made a motion to approve meeting minutes of May 05, 2021 and was seconded by Councilman Oliva. All in favor.

PLANNING BOARD ISSUES

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

Applicant is seeking to subdivide the existing 19.71 acres, currently vacant Lot 8 into Proposed 8.01, 8.02, 8.03, and 8.04. The proposed subdivision proposes 3 new single family homes on 3 of the proposed lots. The remaining acreage will remain for agricultural use. Applicant Ronald Berenato and his engineer, James Sassano of Sassano Engineering were sworn in. Mr. Sassano has appeared before this board in the passed. It was brought up that the Pinelands letter states inconsistent and Mr. Berenato was informed that the Town requires a valid Pinelands Certificate of Approval before anything takes place. This will be noted as a condition on the resolution. There will be a Deed restriction for the septic systems behind each lot. It was concluded and agreed with Mr. Loughney that this although is a 4 lot subdivision will be referred to as a minor subdivision rather than a major as there will be not be any new roads or utilities installed. Mr. Loughney asked if there would be any fowl or livestock on the agricultural area to which applicant stated there would not be. Mr. Loughney spoke of the requirement of a 50 foot buffer between the agricultural land and the building lots. Mr. Sassano offered Evergreen trees distances apart that will grow quickly and spread to accomplish this and

Mr. Loughney was in agreement. Applicant will provide buffer on the farm side as to take away from property of the homeowners. Mr. Sassano will provide a new revised plan showing this. Applicant is not asking for any waivers or variances. They will record by deeds not by plot.

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

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

RESOLUTIONS

TOWN OF HAMMONTON
ORDINANCE #004-2021
CANIBIS

The Town of Hammonton has made the decision to not approve any licensing of Cannabis in the town at this time. Once the Governor brings forth what the restrictions will be and how it will be managed then the Town will revisit this. The Joint Land Use Board Unanimously voted to approve and support the Town's decision in this matter.

Dr. Hozik made a motion to adopt resolution and was seconded by Mr. Scipione. All in favor. Resolution is adopted.

Discussion listed on agenda has been tabled until next meeting.

Adjourned

Respectfully submitted this 21st day of May, 2021 by:

Kimberly MacLane, Board Secretary

