

MEETING MINUTES OF JUNE 16, 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 at approximately 7pm. The Pledge of Allegiance was recited. This meeting was televised. The official roll call was taken by Secretary, Kimberly MacLane.

PRESENT:

Ralph Capaccio
Michael Hozik
Michael Messina
Gordon Pherribo
Councilperson Oliva
Bill Brinkerhoff
Jonathan Baske
James Matro
CH Marinelli

ABSENT:

Mickey Pullia
Ray Scipione
Brooke Sacco
Chris Kalani

ALSO PRESENT:

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

Mr. Messina made a motion to adopt meeting minutes of June 2, 2021 and was seconded by Mr. Matro. All in favor with the exception of Councilperson Oliva who abstained.

PLANNING BOARD ISSUES

JOHN PETRONGOLO / VICTORIA GIORNO
MINOR SUBDIVISION
351 VALLEY AVE APPL#5-21PB
BLOCK 3403/LOT 36/ ZONE RI

Sworn in by Solicitor McGroarty were Mr. David Thatcher, Attorney, Mr. Scott Brown, Engineer and Mr. John Petrongolo

Offering testimony were: David Thatcher, Attorney, Scott Brown, Engineer and John Petrongolo, applicant. Mr. Thatcher advised that his client would not be building anything on the property that the land would remain vacant. Mr. Scott Brown advised that he talked to MUA and they were not sure if the sewer line goes all the way to the end of the street. He also advised there is a 50 foot frontage for access to the street therefore it would not be a flag lot. Mr. Petrongolo advised the sole purpose of the subdivision was to prevent others from obtaining the property and to extend his backyard because he wanted more ground. He understands that in the future if he decided to build on the property he would have to come back to the board for approval.

Discussion:

Solicitor McGroarty: D-1 variance because of existing garage with a side yard set back, 6 feet required. He corrects himself and advised it's a C variance.

Mr. Wisner: ordinance R1 zone has no residential use and D-1 variance is not required.

Solicitor McGroarty: if they decided to build they would need a D1 variance if not hooking into the town's water and sewer

Mr. Pherribo: if they wanted to build they would need a D1 variance.

Mr. Pherribo: the property can not be sub divided unless they have water & sewer

Solicitor McGroarty: the town would have to grant D1 variance and the town can put a condition in the subdivision that states that provision.

Dr. Hozik: questioned if there was water & sewer on Cara Lane & if they wanted to build they would have access to water and sewer

Mr. Wisner: questioned if they intended to put a pool or shed on the property

Mr. Thacher: advised no

Mr. Loughney: lot has street access and water and sewer from Cara Lane. The subdivision fits the requirements of the town filed by plat or deed.

Mr. Thacher: they did submit to Pinelands

Mr. Wisner: the need for D variance goes away and this could be a planning board issue.
No objection or further comments.

Mr. Pherribo: subdividing and making it nonconforming he has a problem with that.

Mr. Wisner: the garage has nothing to do with the sub division the garage conforms

Councilperson Oliva: is this now a planning board issue?

Chairman Marinelli: yes

Mr. Wisner: since there is water and sewer if in 10 years they want to divide they would not have to come back for water and sewer plot plan is like other single family homes.

Councilperson Oliva: buildable lot, water, sewer the applicant does not need to come back

Mr. Pherribo: questioned well and septic

Open to the public, none called. Public portion closed.

Mr. McGroarty: lot 36 to sub divide technical C variance with garage, sub division with stipulation discussed need water and sewer to build.

Dr. Hozik made motion to approve and was seconded by Mr. Messina. All in favor. Motion carries approved as condition states.

RESOLUTION

JOSEPH LASASSO/ROBERT WEISBECKER
MINOR SUBDIVISION – TO CHANGE LOT LINES
60 & 70 PLYMOUTH RD APPL#3-21PB
BLOCK 4801/LOTS4 & 4.01

Dr. Hozik made motion to adopt and was seconded by Mr. Messina. All in favor, Councilperson Oliva abstained. Resolution was adopted.

Approved so that lot lines would change adding to Mr. LaSasso's property and taking from Mr. Weisbecker's. D variance granted for side yard set back for fence.

BETTS & BETTS, LLC
AMENDED SITE PLAN APPROVAL
450 N MYRTLE ST APPL# 7-21PB
BLOCK 5001/5-7, 5002/11, 5601//1-9 AND 5602/3-7 EXCLUDING 4.01

Mr. Baske: questioned traffic study

Dr. Hozik made motion to approve and was seconded by Mr. Messina. All in favor with the exception of Councilperson Oliva who abstained. Motion carries.

Approved to amend site plan approval allowing for 3 more events.

Mr. Pherribo had a question from previous meetings that was never addressed

Mr. Pherribo: has questions on water and sewer which could have one or two answers

Mr. Hozik: if you have water and no sewer does this certify as water and sewer

Mr. Wiser: advised he is working with Councilperson Oliva to revise the application form process. They are working on revising and updating the check list and application they don't want to hold up progress.

Dr. Hozik: it's a 15 minute process on a word processor

Secretary MacLane: website change is a bigger problem

Councilperson Oliva: would the Board have to approve an application change?

Mr. Wiser: you just direct Kim to make the change

Mr. McGoarty: doesn't need a formal vote, motion to change water, septic and well

Dr. Hozik made motion to approve and was seconded by Councilperson Oliva.

Councilperson Oliva will work with Kim to change

Chairperson Marinelli: questioned bike path

Councilperson Oliva: bike path will have anew master plan. There is a meeting tomorrow working on getting it in to the board's hands in August. It's a large document and everyone will have it.

Mr. Wiser: it will be about 300 pages and it is a complete update

Mr. Baske: will there be an executive summary of changes?

Councilperson Oliva: the master plan is a re-write

Mr. Wiser: it doesn't lend itself to an executive summary

DISCUSSION

Our next meeting will be held on Wednesday July 7th providing that we have cases ready for that meeting.

Adjournment

Respectfully submitted this 17th day of June, 2021 by

Robin Ripa, Planning Aid