

**MEETING MINUTES, JANUARY 16, 2019
JOINT LAND USE BOARD
TOWN OF HAMMONTON**

The regular meeting of the Hammonton Joint Land Use Board was called to order this day by Chairman Edward Marinelli in the Council Chambers at approximately 7 p.m. with the announcement of the Sunshine Laws and fire exit procedure. The Pledge of Allegiance was recited. This meeting was televised.

PRESENT:

Michael Hozik
Michael Messina
Gordon Pherribo
Mickey Pullia
Ray Scipione
Jonathan Oliva
Charles Baldi
Joe Giraldo
Ch. Ed Marinelli

ABSENT:

Salvatore Capelli
James Matro

ALSO PRESENT:

Jim Schroeder, Esq.
Bob Vettese, Engineer
Kevin Dixon, Planner
Kim Mac Lane, Secretary

Chairman announced that Bill Brinkerhoff will be a voting member for tonight's meeting.

Mr. Oliva made a motion to approve meeting minutes for December 19, 2018. Mr. Messina seconded the motion. Mr. Pullia, Mr. Giraldo and Mr. Scipione abstained as they were not present for that meeting. All others in favor.

Chairman announced that Mr. Oliva has been elevated to Mayor's appointee. We welcomed Mr. Charles Baldi as Alternate #2.

ELECTION OF OFFICERS:

CHAIRMAN: Mr. Pullia nominated Ed Marinelli and was seconded by Dr. Hozik. Nominations closed. All in favor.

VICE CHAIR: Dr. Hozik nominated Gordon Pherribo and was seconded by Mr. Messina. Nominations closed. All in favor.

SOLICITOR: Mr. Giraldo nominated Jim Schroeder, Esq. and was seconded by Mr. Oliva. Nominations closed. All in favor.

ENGINEER: Mr. Giraldo nominated Bob Vettese of ARH and was seconded by Dr. Hozik. Nominations closed. All in favor.

PLANNER: Dr. Hozik nominated Kevin Dixon of Dixon Associates and was seconded by Mr. Messina. Nominations closed. All in favor.

BD. SECRETARY: Mr. Giraldo nominated Kim Mac Lane of Town of Hammonton and was seconded by Mr. Pullia. Nominations closed. All in favor.

** each will serve a one year term.

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Mr. Giraldo exited the meeting. Mr. Oliva stepped down from the dais as he is now serving as the Mayor's Representative, Class I and may only sit for Planning Board issues.

Board Rules and Regulations – we will table re-affirming these until our next meeting so that all members including our new member will have time to read over. Secretary will re-email these to the Board.

PLANNING BOARD ISSUES

There are no Planning Board issues to go before the Board this meeting.

ZONING BOARD ISSUES

WHITE HORSE HMT, LLC
308 S. WHITE HORSE PIKE
Block 3904/Lots 39 & 40/HB

The Board has previously approved and sent to Town Council a resolution to declare this property in need of redevelopment in 2018. The plan in to transform this property from motor lodge in need of repair into an assisted living facility. Effectively, the portion that is currently a motel will be doubled in size for the assisted living. The area in the middle of the parking lot that is a pool and was once a restaurant before falling victim to fire some years ago they wish to build offices and adult daycare. Kevin Dixon gave testimony that the major modification will improve the quality of the building, will be better esthetically and with that mean more tax dollars for the Town. They already and will continue to meet bulk requirements for the property. Mr. Frank Olivo, attorney for White Horse HMT, LLC stated that so far Pinelands seems very much in favor of this plan. Applicant requests that the Board will refer to Town Council a resolution to approve this transaction so that they may come back to the Board at a later date with Site Plan application. Mr. Schroeder interjected that this company is also working on projects in Millville and Egg Harbor Township. Both projects appear to be on track.

RESOLUTIONS

ANN MARIE SILIPINO
MEMORIALIZATION OF RESOLUTION
Block 3106/Lot 26.01/Zone R1
2 Girard Lane Application 18-18zb

Was approved for a variance for front yard setback. Her property was recently subdivided. When builders started the foundation they used the corner markers rather than survey plan and thus causing front yard set back to be off by not quite 3 ft.

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Open to the Public. None came forward. Public portion closed.

Motion was made by Dr. Hozik to approve and was seconded by Mr. Pherribo. Charles Baldi abstained. All others in favor.

Ground Mounted Solar discussion: Mr. Oliva re-joins the meeting as he was part of a committee set up to bring about a criteria to go by for the ground mounted solar applications going forward. On January 10th, the committee consisting of : Mr. Pherribo, Mr. Oliva, Dr. Hozik, Mayor DiDonato, Mr. Schroeder, Esq., Mr. Vettese and Mr. Dixon got together to discuss and pin down for the Board recommendations on how to handle the ground mounted solar application. The committee came up with eight (8) criteria that if met then the applicant can just get permits as it will be a permitted use. If even one (1) of the criteria is not met then they would need to come before the board for a Use Variance. The board had not time to digest this memo so discussion will continue at our next meeting scheduled for February 6th. Dr. Hozik questioned what we would do for a corner lot or when a property goes from one street to the other front to back.

The Environmental Impact Statement was submitted to the Joint Land Use Board to adopt and recommend to Town Council for approval. Some members said they didn't receive the e-mail. The board secretary will send it out again and this topic will be on the February 6th agenda.

Adjournment