

**MEETING MINUTES OF FEBRUARY 19, 2020
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 Ed Marinelli in the Council Chambers at approximately 7PM with the announcement of the Sunshine Law and Fire Exit Procedures. The Pledge of Allegiance was recited. This meeting was televised.

PRESENT:

Michael Messina
Gordon Pherribo
Mickey Pullia
Ray Scipione
Brooke Sacco/Mayor's Appointee
Bill Brinkerhoff
Charles Baldi
Chris Kalani
James Matro
Ch. Ed Marinelli

ABSENT:

Salvatore Capelli
Michael Hozik

EXCUSED:

Councilman Oliva

ALSO PRESENT:

Joseph McGroarty, Esq.
Mark Herrmann, Eng.
Stuart Wiser, Planner
Kim MacLane, Bd Sec.

Chairman Marinelli announced that Bill Brinkerhoff, Charles Baldi, and Chris Kalani would be voting members for tonight's meeting.

Mr. Messina made a motion to adopt the meeting minutes of 02/05/20 and was seconded by Mr. Scipione. Mr. Baldi and Mr. Kalani abstained. All others in favor. Minutes were adopted.

PLANNING BOARD ISSUES

There are no Planning Board Issues for this meeting.

ZONING BOARD ISSUES

SHERICKA NEWSOME
USE VARIANCE
474 N CHEW RD APPL#1-20ZB
BLOCK 1901/LOT 22/ZONE R2

Applicant wishes to vacate her residence to turn her property into a daycare facility. Board Solicitor asked if she was doing this as a corporation or individual because her application was unclear in that regard. Ms. Newsome stated that she was opening as an individual (sole proprietor). Ms. Newsome was not represented by an attorney and appeared on her own behalf. Stuart Wiser of ARH testified that from his report he has received no site plans and that there are about 20-25 items/questions that were not

satisfied by her application package. There are far too many questions left unanswered that he could not advise the Board whether they could approve or disapprove this application. Ms. Newsome was asked if she has contacted the county and the state for those approvals yet. She was unaware that she had to file with the county. Chew Rd is a county road and therefore Atlantic County would have to be contacted for approval. Ms. Newsome said that she has been working with the state for over a year now and is in the process of getting those approvals. The state told her that she needs our approvals before they could give her final approval. The Board was then advised that this application is incomplete and that Ms. Newsome should come back once she has all necessary documents and has re-noticed all of the individuals on her 200 foot list.

Open to the Public –

Mr. Aaron Kessman, Esq. came forward who represents Mr. Robert Cappoferri who is one of the neighbors to Ms. Newsome. He said that his client did not receive notification of this meeting (from 200 ft list). Indeed he was aware of at least 3 others who were not noticed.

Mr. Pherribo made a motion to deem this application incomplete and was seconded by Mr. Messina. All in favor. Motion carries. Applicant will contact Mr. Wiser of ARH to coordinate with the items necessary to submit for future hearing. She will need an engineer for site plan. She will also have to re-notice along with green cards.

DISCUSSIONS

After applicant was finished the Board had a discussion about completeness of applications as this was the second application where this has happened in a month's time. Presently as long as the applicant handed in what was on the application check list and the proper funds we would schedule for hearing. Going forward we will take in the application have it looked at for completeness by our professionals then contact applicant to schedule when they can go on agenda. This will benefit both applicant and Town. We have 45 days to make a decision on an application from the time that it is deemed complete.

Prior to memorializing the resolution for Joseph Pantalone the Board entered into a discussion about the ground mounted solar situation. Mr. Pherribo feels that there should be a professional not from solar company who can investigate and report on the condition and pitch of the roof and whether "x" amount of solar panels would fit on roof or not. The feeling is that the solar company works for the applicant and wants a sale. We will probably continue this discussion at a later time.

-3- February 19, 2020 – Hammonton Joint Land Use Board –

RESOLUTIONS

JOSEPH PANTALONE
USE VARIANCE – GROUND MOUNTED SOLAR ARRAY
10 CARRIAGE WAY APPL# 12-19ZB
BLOCK 1705/LOT 20/ZONE RR

Applicant was approved at our February 5, 2020 meeting to install a ground mounted solar array at his residence where only roof mounted are permitted.

Mr. Pullia made a motion to adopt and was seconded by Mr. Scipione. Mr. Baldi & Mr. Kalani abstained as they were not present at the meeting where this matter was approved. All others were in favor.

TARA ENTERPRISES
MINOR SUBDIVISION & VARIANCES FOR LOT WIDTH, FRONTAGE AND
LOT SIZE
473 N. 2ND RD. APPL#1-20PB
BLOCK 303/LOTS 8 & 9/ZONE AP & RR

Applicant was approved for minor subdivision (to move lot lines without creating any new parcels) and requested variances.

Mr. Messina made a motion to adopt and was seconded by Mr. Scipione. Mr. Baldi & Mr. Kalani abstained as they were not present at the meeting where this matter was approved. All others were in favor.

Adjournment