

**MEETING MINUTES OF JULY 1, 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 Pledge of Allegiance being recited. This meeting was televised and was also viewed by Zoom (Meeting ID: 845 9878 8819 PW 832224) The number to call in during public portion was 609-567-4300 x122.

PRESENT:

Michael Hozik
Michael Messina
Mickey Pullia
Ray Scipione
Bill Brinkerhoff
Jim Matro
Councilman Jonathan Oliva
Chairman Marinelli
Gordon Pherribo

ABSENT:

Salvatore Capelli
Brooke Sacco
Charles Baldi
Chris Kalani

ALSO PRESENT:

Joe McGroarty, Esq. Bd Solicitor
Mark Herrmann, ARH Engineer
Stuart Wiser, ARH Planner
Kim MacLane, Bd Secretary

Chairman Marinelli announced that Bill Brinkerhoff and Jim Matro would be voting members.

Mr. Messina made a motion to adopt meeting minutes of June 17, 2020 and was seconded by Dr. Hozik. All in favor. Minutes adopted.

PLANNING BOARD ISSUES

RGMG HOLDINGS, LLC
2 LOT MINOR SUBDIVISION
399 S EGG HARBOR RD, APPL#3-20PB
BLOCK 2905/LOT 55.01/ZONE DT2

Present were Mr. Anthony Giacobbe who is sole owner of RGMG Holdings and his attorney is Mr. Fred DeClement, Esq. Mr. Giacobbe explained that what he is intending to do is build a twin home in the center of property and have each side have its own deed. No variances were requested. Mark Herrmann of ARH discussed his report. He noted that no trees would be removed and confirmed that landscaping would be implemented to take care of some of the runoff. The deferrals that are requested are: 1) asking for revised plan providing water, sewer and utility connections. 2) Provide a map showing all features within 300 ft of the boundary lines. 3) Recommended that a soils map be added to the plans. 4) Requested the 200 ft list for their files which Board Secretary will provide. However as no variances were requested the applicant did not have to send notices to these parties.

All in all both Mr. Herrmann and Mr. Wisner had no serious problem with this subdivision application. This subdivision will be filed by deed and applicant must do so within 190 days of Board approval.

Mr. Pherribo got on Zoom call.

Opened to public. None called in. Public portion closed.

Mr. Scipione made a motion to approve subdivision and was seconded by Councilman Oliva. Mr. Pherribo abstained as he was not on zoom call during a greater portion of presentation. All others in favor. Motion carries.

THOMAS & GINA DIGUGLIELMO
2 LOT MINOR SUBDIVISION
267-275 Rt.206 Appl#4-20PB
BLOCK 4701/LOTS 4 & 10/ZONE HB

Present were Mr. Thomas DiGuglielmo, applicant. Mr. DiGuglielmo testified that he owns both lot 4 and lot 10 which are located next to each other and he wishes to change the lot lines giving the property where his residence is located a larger area. There are no plans for what will be done with the remaining portion of other lot. Mark Herrmann had no comment on plans other than they will file by deed within 190 days of Board's approval. Mr. Wisner, Planner for ARH noted the existing deficiencies of lot 4 for minimum front, side and rear yard which are currently in existence and what is known as "existing non-conforming". Normally variances would be needed but this condition was in effect prior to the establishment of lot 4. ARH will work to come up with a "Certificate of Non-Conformity" for file.

Open to the public. No calls came in. Closed to the public.

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

ZONING BOARD ISSUES

There are no Zoning Board issues to be heard for this meeting.

RESOLUTIONS

FREDERICK & KIMBERLY DECLEMENT
USE VARIANCE AND HARDSHIP VARIANCE FOR GARAGE
300 N 3RD STREET APPL#3-20ZB
BLOCK 2707/LOT 9/ZONE DT1

Applicant was approved for variance for rear yard setback of 3ft where 10 ft was required.

This application was approved at our 07/01/20 meeting.

Mr. Scipione made a motion to adopt resolution and was seconded by Mr. Messina. Abstaining were Mr. Pherribo, Councilman Oliva and Mr. Matro as they were absent at this meeting. All others were in favor. Resolution was adopted.

Our next meeting will be held on Wednesday, July 15, 2020 at 7 pm.

Adjourned

Respectfully submitted this 6th day of July, 2020 by _____
Kimberly MacLane, Joint Land Use Board Secretary.