

**MEETING MINUTES OF DECEMBER 16, 2020  
JOINT LAND USE BOARD  
TOWN OF HAMMONTON**

The regular meeting of the Hammonton Joint Land Use Board of Adjustments was called to order this day by Chairman Ed Marinelli in Council Chambers at approximately 7 pm with the Pledge of Allegiance recited. This meeting was held via Zoom Meeting #853 3958 6698 (PC) 474511. This meeting was also televised.

**PRESENT:**

Michael Hozik  
Michael Messina  
Ray Scipione  
Bill Brinkerhoff  
Chris Kalani  
James Matro  
Brook Sacco  
Councilman Jonathan Oliva  
Chairman Ed Marinelli

**ABSENT:**

Salvatore Capelli  
Gordon Pherribo  
Mickey Pullia  
Charles Baldi

**ALSO PRESENT:**

Joe McGroarty, Esq. Bd Solicitor  
William Loughney, ARH Bd. Engineer  
Stuart Wiser, ARH Bd. Planner  
Kimberly MacLane, Bd Secretary

Michael Messina made a motion to adopt the meeting minutes of October 7, 2020 and was seconded by Ray Scipione. All in favor. Minutes are adopted.

**PLANNING BOARD ISSUES**

BEL AIR PROPERTIES, LLC  
WAIVER OF CURB AND SIDEWALK  
711 S. 1<sup>ST</sup> ROAD                      APPL#10-20PB  
BLOCK 4012/LOT 30/ZONE R3

Appearing were the applicant, Tino Catania of Forrest Drive in Hammonton and his attorney Fred DeClement, Esq. Both were sworn in. The testimony brought forth was that very few and far between area along that way have curb and sidewalk. It is not a destination area where people would be walking to. Atlantic County has no problem with a waiver and paperwork has been provided. Applicant was made aware that if the Town should mandate the development of curb and sidewalk in the future that property would need to comply. Whomever this property is therefore sold to should also be made aware.

Open to the public. None called in for this case. Public portion closed.

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

-2- December 16, 2020 – Hammonton Joint Land Use Board of Adjustments –

444 EAST PLEASANT ST. LLC & 44 N. PACKARD ST., LLC  
WILLIAM DOYLE, MANAGING MEMBER  
MINOR SUBDIVISION & BULK USE VARIANCE  
444 E. PLEASANT STREET BLOCK 2818/LOT 2/ZONE DT1  
44 N. PACKARD ST. LLC BLOCK 2818/LOT 9/ZONE DT1 APPL#8-20ZB

Applicant is seeking to change lot lines within the two properties to create a building lot for a future residences. The applicant's attorney, Mark Rinaldi, Esq. appeared on behalf of his client to ask for a continuance to January 20, 2021 as he felt that their chances were better with more Board Members present as he needs 5 affirmative votes. Mr. Rinaldi stated that he releases the Board from the 45 day decision time frame. Applicant does not need to notice as long as they appear on January 20<sup>th</sup> as this information was announced at meeting.

Mr. Scipione made a motion to approve the continuance and was seconded by Mr. Messina. All in favor. Granted.

### **ZONING BOARD ISSUE**

JOSEPH D'AGOSTINO  
CHANGE OF USE AND WAIVER OF SITE PLAN  
950 S EGG HARBOR RD APPL#9-20ZB  
BLOCK 4005/LOT 2/ZONE HB

Applicant is seeking to convert a warehouse into a personal training studio. The idea is clients would come for an appointment for personal training. Only the client and Mr. D'Agostino would be there at any given time. They provided lighting, parking and sign plan for approval. There would be 4 parking spaces. Normally 7 would be required for a building of this size but since it is not an open gym but rather personalized service the Board engineer and planner were comfortable with 4 spaces. The subject is on 5.05 acre lot with an approximately 2500 sq ft building. Other than building mounted signage and site lighting the only other changes would be interior fit out to accommodate work out areas.

Open to the public. None called in for this case. Public portion closed.

Mr. Scipione made a motion to approve this application and was seconded by Mr. Matro. All were in favor. Motion carries.

-3- December 16, 2020 – Hammonton Joint Land Use Board of Adjustments –

**PLANNING BOARD ISSUE**

CREEKVIEW DEVELOPMENT CO., LLC  
MINOR SUBDIVISION  
555 CENTRAL AVE. APPL#11-20ZB  
BLOCK 3301/LOT 55 & 62/ZONE R1 & GW1

Appearing for this case was Michael Joffe (applicant) and his attorney, Brian Howell, Esq. Also present were John & Lisa DeKlerk. Applicant is the contract purchaser of vacant lot 62 and proposes to convey a portion of lot 62 to the adjoining lots 55 and 58. Lot lines to be changed but no new lots to be formed. Lots 55 & 58 have existing dwellings. Mr. Joffe plans to build a home on lot 62. Lot 55 belongs to Donald F. Esposito and lot 58 belongs to John & Lisa DeKlerk. Mr. Joffe is purchasing lot 62 from Juliet Anastasia. Mr. Joffe already has approved permits for 3301/62 and property does conform with code even after property line change. Mr. & Mrs. DeKlerk have no plans to build anything additional on their property they just wanted the extra ground. Mr. Esposito was not present and therefore didn't submit testimony of any kind. Bill Loughney of ARH said that this change does not pose a change to the lot grading. There were no questions from the Board.

Open to the public.

- James Eamer of 549 Central Avenue called in but name was not understandable. He had received notice of meeting and was curious as to what this was all about. After hearing testimony he was ok with what was being proposed as it didn't affect him.

Public portion closed.

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

---

Proposed were the meeting dates for 2021. It was brought up that initially only one meeting date was proposed for February. Kim MacLane will make that correction before posting ( 1<sup>st</sup> fl of Municipal Building, Hammonton Gazette, and Atlantic City Press.

Mr. Messina made a motion to approve meeting dates with the addition of February 17<sup>th</sup> and was seconded by Dr. Hozik. All in favor.

-4- December 16, 2020 – Hammonton Joint Land Use Board of Adjustments –

### **RESOLUTIONS**

CREEKVIEW DECELOPMENT CO, LLC  
CURB & SIDEWALK WAIVER  
345 1<sup>ST</sup> RD. APPL#8-20PB  
BLOCK 3714/LOT 6/ZONE R3

The Board approved the waiver of curb and sidewalk at the 10/7/20 meeting.

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

JORDAN WILLIAMS  
WAIVER OF SITE PLANS/REAR & SIDE YARD SETBACK VARIANCE  
11 KINGS LANE APPL#7-20ZB  
BLOCK 4115/LOT 15/ZONE R1

The Board approved the waiver and all variances to place a shed on applicant's property at the 10/7/20.

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

Chairman Marinelli wished everyone a very Merry Christmas and a Happy Healthy New Year on behalf of the Board.

Our next meeting will be held on Wednesday, January 20, 2021 at 7pm. This will be a re-organization meeting and one case is scheduled.

Adjournment

Respectfully submitted this 28<sup>th</sup> day of December, 2020  
By

---

Kimberly Mac Lane, Joint land Use Board Secretary