

**MEETING MINUTES OF MARCH 4, 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
Bill Brinkerhoff
James Matro
Ch. Ed Marinelli

ABSENT:

Michael Hozik
Salvatore Capelli
Coucilman Oliva
Brook Sacco
Charles Baldi
Chris Kalani
Stuart Wisner, ARH Planner

ALSO PRESENT:

Joseph McGroarty, Esq.
Mark Herrmann, ARH Eng.
Kim MacLane, Bd Sec.

Chairman Marinelli announced that Bill Brinkerhoff and James Matro would be voting members for this evening's meeting. The matter of A& R Fence LLC will not be heard tonight as they have just secured representation and will resubmit when they are ready to proceed and will re-notice.

Mr. Messina made a motion to approve the meeting minutes for 02/19/20 and was seconded by Mr. Scipione. All others in favor.

PLANNING BOARD ISSUES

LOUIS GRAZIANO & REGINA HAUPIN
"ROYAL CROWN"

MINOR SUBDIVISION, VARIANCES FOR LOT SIZE, SETBACKS,
FRONTAGE AND GROUND MOUNTED SOLAR APPL#2-20PB
1051 S WHITE HORSE PIKE
BLOCK 4204/LOT 4/ZONE HB

Applicants are seeking to subdivide to separate the residential dwelling from the commercial building thus no longer having a dual use on the same property. The subdivision will require variances for lot size, setbacks and frontage. Also requested are ground mounted solar arrays where they are not permitted in HB zone. Present for this hearing were: Louis Graziano and Regina Haupin the applicants, Fred DeClement, Esquire their attorney, and Lance Landgraff Planner from City of Ventnor. Both Mr. Landgraff and Mr. DeClement have been before the Board on many occasions and Mr. Landgraff is recognized as an expert in his field. Mr. DeClement discussed design waiver vs. D variances for solar. They are going with D Variances but reserve the right to appeal with a design waiver. Because the applicants are going for a variety of needs

along with simple subdivision the testimony seemed to go in all directions and for the purpose of these notes I will direct you to view the televised and saved version for the various back and forth but will try to record the gist of what was expressed by the parties. The lot is currently legal non-conforming and the subdivision would expand the non-conforming lot. The setbacks will conform on commercial lot. There would be a separate driveway for both properties. There is an entrance on both White Horse Pike and Moss Mill Rd for Royal Crown and the residential lot will have its own driveway separate and apart from commercial lot. As Mr. Landgraff and Mr. Graziano stated, the properties will look the same as they do today and have existed since 1953 so there is no intended physical changes to be taking place aside from the ground mounted solar. Mr. Graziano is a licensed architect and was certified by a solar company as well and has designed his solar array himself. The solar array will have no negative impact on neighbors as the only neighbor involved is the other lot that Mr. Graziano also owns. The solar would be for the use of the business as they use a lot of electric in the summer for their ice cream parlor/restaurant as they use freezers, stoves air conditioning. Solar arrays are already considered to have an inherently beneficial use. This array will be surrounded by a vinyl fence of 6 ft high as protection for both the arrays and the public. This array w/fence will separate the two properties going forward. Some of the Board members questioned why the array could not be put on roof. Mr. Graziano stated that the roof would only at a maximum of 50% plus there is a glass roof for greenhouse on roof as well as HVAC system so this would not work. Mr. Brinkerhoff asked if any trees would be cut for this endeavor. There would be no tree removal.

Open to public – None came forward – Close public portion.

Mr. Scipione made a motion to approve subdivision and necessary variances and was seconded by Mr. Messina. All in favor. Motion carries. Mr. Scipione made a motion to approve ground mounted solar and was seconded by Mr. Messina. All in favor. Motion carries.

ZONING BOARD ISSUES

There are no Zoning Board Issues for this meeting.

RESOLUTIONS

There are no resolutions for this meeting.

Adjournment