

**MEETING MINUTES OF JUNE 17, 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 done by Zoom (Meeting ID: 849 4843 4161 PW 616440)

PRESENT:

Michael Hozik
Michael Messina
Mickey Pullia
Ray Scipione
Bill Brinkerhoff
Ch. Ed Marinelli

ABSENT:

Salvatore Capelli
Gordon Pherribo
Chris Kalani
James Matro
Stuart Wiser

ALSO PRESENT:

Joseph McGroarty, Esq.
Mark Herrmann, ARH Engineer
Kim MacLane, Bd Secretary

EXCUSED:

Councilman Jonathan Oliva
Brook Sacco

Chairman Marinelli announced that Bill Brinkerhoff will be a voting member.

Mr. Messina made a motion to adopt meeting minutes of 05/20/20 and was seconded by Mr. Scipione. All in favor.

PLANNING BOARD ISSUES

There are no Planning Board issues for this meeting.

ZONING BOARD ISSUES

FREDERICK & KIMBERLY DE CLEMENT
HARDSHIP VARIANCE OF SETBACKS FOR GARAGE
300 N 3RD STREET APPL#3-20ZB
BLOCK 2707/LOT 9/ ZONE DT1

Present were applicants Frederick & Kimberly DeClement of 300 N. 3rd Street. Mr. DeClement testified that they wish to put an approximately 24x40 pole barn that will be used as a 3 car garage. The current shed on the property will be demolished. He is asking for relief from rear yard setback. He wishes to go 3ft rather than 10 ft as permitted. The DeClement's property rests on a corner lot and due to the size of property putting the garage at 10 ft would be in the middle of property very close to house and would take up a good portion of driveway. Anything behind the garage would be dead space. Esthetically using the 3 ft setback would be more pleasing to the eye and all around better for that property. Mr. DeClement will submit the actual plans for the garage once they settle on which model they want. This will conform to form based code and will be addressed by ARH.

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Mark Herrmann of ARH asked some questions regarding drainage, parking, landscaping and confirmed that garage would not be used to house a business of any kind. He was fine with the answers given. Mr. DeClement will be including some landscaping. There will not be any new parking. There will be not businesses conducted in said garage. The building will be used for automobiles and storage. The garage although large will not be greater square footage then home on property.

Open to the public. None called in. Public portion closed.

Mr. Scipione made a motion to approve Hardship Variance and Conditional Use and was seconded by Mr. Pullia. All others in favor. Motion carried.

RESOLUTIONS

A & R FENCE AND GUIDERAIL, LLC
WAIVER OF SITE PLANS & CHANGE OF USE
475-478 N WHITE HORSE PIKE APPL#2-20ZB
BLOCK 4402/LOTS 39-40/ZONE HB

Applicant was approved to more forward with converting building (former IDEAL clothing store) to a two person office and to store fence and guide rail equipment to the rear of the property behind building.

Mr. Messina made a motion to adopt resolution and was seconded by Mr.Scipione. All in favor. Motion carries.

1100 BEL AIR PROPERTIES, LLC
EXTENTION OF APPROVAL OF SUBDIVISION
219 LINCOLN ST. APPL#8-19(1)PB
BLOCK 2604/LOT 7/ZONE R2

Applicant was granted a 90 day extension to file deeds for subdivision that was approved by Board on July 17, 2019.

Dr. Hozik made a motion to adopt resolution and was seconded by Mr. Messina. All in favor. Motion carries.

Adjournment

Minutes are respectfully submitted this 18th day of June 2020 by:

Kimberly MacLane, Board Secretary