

**MEETING MINUTES OF JULY 15, 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.

PRESENT:

Michael Messina
Mickey Pullia
Brooke Sacco
Bill Brinkerhoff
Jim Matro
Ch. Marinelli

ABSENT:

Michael Hozik
Salvatore Capelli
Gordon Pherribo
Ray Scipione
Jonathan Oliva
Charles Baldi
Chris Kalani

ALSO PRESENT:

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

Chairman Marinelli announced that Bill Brinkerhoff will be a voting member for this meeting. Jim Matro will also be a voting member for this meeting but recuses himself for the vote on his case being heard tonight.

Mr. Messina made a motion to adopt the meeting minutes of July 1, 2020 and was seconded by Mr. Pullia. Brook Sacco abstained. All others in favor. Minutes were adopted.

PLANNING BOARD ISSUES

KESSLER MANAGEMENT, LLC
EXTENSION TO FILE DEEDS FOR SUBDIVISION
1000 CENTRAL AVE. APPL#5-20PB
BLOCK 3801/LOT 73/ZONE HB

Applicant was represented by their attorney, Brian Howell, Esq. Applicant was not present. Applicant was before the Board on November 6, 2019 for a minor subdivision but not able to file their deeds within the specified 190 days. They are requesting a 60 day extension to get this accomplished. Brian explained that with this Covid19 issue that the County has either been closed or much slower with their workload that this processed has been held up. Mr. Pullia suggested that the Board grant 90 days just so that it gives plenty of time to do what needs to be done. The Board has previously allowed 90 days.

Open to the public. None came forward. Public portion closed.

Mr. Pullia made a motion to approve a 90 Day extension and was seconded by Mr. Messina. All others in favor. Motion carries.

JAMES & JEAN MATRO
CURB & SIDEWALK WAIVER
227 FIRST RD. APPL#4-20ZB
BLOCK 2601/LOT 3/ZONE R2

Mr. Matro represented himself as applicant. Jean Matro was not present. Mr. Matro of course will not be a voting member on this case and is recused. Mr. Matro is currently in the process of having his house built at the above stated that there are very few properties on his street that have curb and sidewalk. He would be willing to put it in the future if Town were to require the entire street to do it. He feels doing it now it would stand out like a sore thumb and it's not like if he were to put it in that it would add to allowing people to take walks. Mark Herrmann stated that the property is located in the R2 zone which is a level 1 in Town's consideration of areas that they want sidewalk to be for pedestrian walkways. The County has no issue with whether they do or don't put C&S in. Mr. Herrmann sees no drainage issues. If the Board were to deny this application then applicant would have additional grading that would be necessary. He has no strong opinion on either side of this issue. Mr. Wisner of ARH said that by nature of his job that he would like to see sidewalk and curbing installed but as long as Mr. Matro would agree to install it if later required then he was ok with decision.

Open to the public. None came forward. Closed public portion.

Ms. Sacco made a motion to approve waiver and was seconded by Mr. Messina. All in favor. Motion carries.

RESOLUTIONS

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

Mr. Giacobbe was approved for two lot subdivision. He will be building a twin home and selling them separately.

Mr. Pullia made a motion to adopt and was seconded by Mr. Messina. Ms. Sacco abstained and all others were in favor. Resolution adopted.

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

Mr. DiGuglielmo was approved to move property lines within the two properties that he owns.

Mr. Pullia made a motion to adopt and was seconded by Mr. Messina. Ms. Sacco abstained and all others in favor. Resolution adopted.

Adjournment

Our next meeting will be held on Wednesday, August 5, 2020 providing that we have cases ready to be presented.

Respectfully submitted this 16th day of July, 2020

By: _____
Kimberly MacLane, Board Secretary for the Town of Hammonton.