

**MEETING MINUTES OF AUGUST 19, 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 being recited. This meeting was televised.

**PRESENT:**

Michael Messina  
Mickey Pullia  
Ray Scipione  
Councilman Jonathan Oliva  
Bill Brinkerhoff  
James Matro  
Ch. Ed Marine

**ABSENT:**

Salvatore Capelli  
Michael Hozik  
Gordon Pheribo  
Brook Sacco  
Charles Baldi  
Kris Kalani  
Stuart Wiser, ARH Bd Planner

**ALSO PRESENT:**

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

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

Mr. Messina made a motion to adopt meeting minutes of July 15, 2020 and was seconded by Mr. Pullia. Mr. Oliva and Mr. Scipione abstained. All others in favor.

**PLANNING BOARD ISSUES**

**KATHRYN P. AND JOHN J PALMER (BROTHERS/SISTER)**

**MINOR SUBDIVISION**

**510 & 528 S FIRST RD      APPL#7-20PB  
BLOCK 1403/LOTS 2 & 3/ZONE R3 & RR**

Applicants are seeking to change around lot lines and in doing so will make a 3<sup>rd</sup> lot. Present were Kathryn Palmer and her brother John Palmer. They were represented by their attorney, Brian Howell, Esq. Subject is currently two lots with frontage on S. 1<sup>st</sup> Rd and 10<sup>th</sup> St. owned by the applicants. It currently contains a one story single family dwelling with a 1 story metal garage, and 3 wood sheds. Lot 3 (frontage on S. First Rd) is owned by the applicants and currently vacant. Applicants seek approvals to adjust the lot line between lots 2 & 3 to increase Lot 2 from 2.469 acres to 2.899 acres.

Additionally, proposed to subdivide lot 3 into two proposed lots, lot 3.01 (1.749 acres) and lot 3.02 (3.498 acres). They currently have a potential buyer for one of the new lots. Mr. Palmer was asked why the odd amount of ground and he stated that he wanted land as a buffer and to be up against his buildings. They further requested relief/waiver from having to put in curb and sidewalk. This property is located in an area that is less restrictive in regards to the curb and sidewalk and applicant has agreed to put in curb & sidewalk when and if Town makes it mandatory. Currently there is no or little curb and sidewalk in their immediate area. Mark Herrmann of ARH stated that he felt that there could actually be a drainage issue if curb and sidewalk were to be put in. A C-variance is

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is required for building setback on lot 2, 49.5' where 50 is required.

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

Mr. Scipione made a motion to approve subdivision, C-Variance and Curb/Sidewalk waiver and was seconded by Mr. Matro. All others in favor. Motion carries.

MARK FORTE  
MINOR SUBDIVISION  
517 BELLEVUE AVE. APPL#6-20PB  
BLOCK 3106/LOTS 11 & 15/ZONE R1/GATEWAY 1

Appearing were Mr. Forte and his engineer, James Sassano. Mr. Sassano has appeared before this board in the past. Currently the subject is two lots with frontage on Bellevue Ave and Packard St. Lot 11 (frontage on Bellevue Ave) owned by the applicant, currently contains a 2 ½ story single family dwelling and 1 story framed garage. Lot 15 (frontage on Packard St.) is owned by Marie Rubba and currently contains a fenced area, and accessory structures. Applicant seeks to consolidate a 15,168 sq ft portion of lot 15 into lot 11. Applicant wishes to demolish his current garage and build new one on new area of property along with a driveway onto Packard Street. Applicant requests a C-Variance for pre-existing non-conforming setbacks on both lots 11 & 15. Applicant also requests a C-Variance for setbacks that were created with changing the lot lines. The existing masonry building on Lot 15 will now be 4.6 ft from property line where 30 ft is required.

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

Mr. Pullia made a motion to approve subdivision and variances. Councilman Oliva seconded the motion. All in favor. Motion carries.

Councilman Oliva leaves the courtroom as no further Planning issues to discuss.

### **ZONING BOARD ISSUES**

JAMES & KRISTI HANSELMANN  
C VARIANCES FOR SETBACKS  
2753 MCCORMICK AVE. APPL#5-20ZB  
BLOCK 4903/LOT 8/ZONE SV

This is a conflict case for Mullica Twp as Mrs. Hanselmann is on the Planning Board in that town. Appearing were the applicants on their own behalf. The property in question is located with frontage on McCormick Avenue and the Mullica River. The lots contain a 25ft easement for a 16.5 ft wide private dirt driveway labeled Leona Lane. Lot 8

currently contains a one story dwelling , a 250 sq ft garage and a 100 sq ft garage. The applicants

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seek to remove garage and construct a 960 sq ft pole barn. The applicant also proposes to demolish the existing home and construct a single family home. A new septic system is also proposed. The new system will be further from the Mullica River then the current one. The applicant will need a C-Variance for building size as permitted size for pole barn is 850 sq ft where they are asking for 960 sq ft. The applicant wishes to hold the existing non-conforming side yard setback of 4 ft. The applicant also wishes variances for lot size and driveway width. Testimony from Mrs. Hanselmann states that that there is space on either side of driveway if needed for fire trucks and the like it's just what the existing driveway consists of. All permits for this project will be reviewed by the Town of Hammonton.

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

Mr. Scipione made a motion to approve all variances and was seconded by Mr. Pullia. All in favor. Motion carries.

### **RESOLUTIONS**

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

Applicant was approved for 90 day extension.

Mr. Pullia made a motion to adopt and was seconded by Mr. Messina. Mr. Scipione abstained as he was absent for this case. All others in favor. Resolution adopted.

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

Applicant was granted relief from putting in curb and sidewalk at this time. Agrees to put in the future if Town mandates his neighborhood.

Mr. Messina made a motion to adopt and was seconded by Mr. Pullia. Mr. Scipione and Mr. Matro abstained. All others in favor. Resolution adopted.

There will not be a meeting on September 2<sup>nd</sup>, 2020 as there are no cases ready to be put on the agenda. Our next tentative meeting will be September 16<sup>th</sup>.

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Adjournment

Respectfully submitted this 24<sup>th</sup> day of August, 2020 by,

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Kimberly MacLane, Board Secretary