

MEETING MINUTES OF OCTOBER 7, 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 Hozik
Michael Messina
Gordon Pherribo
Mickey Pullia
Ray Scipione
Bill Brinkerhoff
Chris Kalani
James Matro
Ch. Ed Marinelli

ABSENT:

Sal Capelli
Councilman Oliva
Brook Sacco
Charles Baldi

ALSO PRESENT:

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

Chairman Marinelli stated that Mr. Brinkerhoff and Mr. Matro would be voting members for this evenings meeting.

Mr. Pullia made a motion to approve meeting minutes for September 16, 2020. All in favor.

The Board welcomed our new Town Engineer, Mr. William Loughney of ARH who took the place of Mark Herrmann. We look forward to working with him.

Mr. Brian Howell, Esq. was present representing Pyramid Healthcare, Inc. to put on record before the Board regarding Pyramid. Pyramid was before our board last year for Site Plan approval as they expanded by taking more space in the old Kessler Building. They were approved for the expansion to use another condo in that building and increase by 88 beds. This year Covid 19 brought challenges for all of us. Currently the Sleep Center that had rented a condo of that building has left. Due to Covid 19 there is a need to keep distance between people and so will be temporarily be using the empty space left by the Sleep Center so as to space the patients out. They will not be renovating or adding any more beds then what they are approved for. Eventually, Pyramid will be coming before the Board for another Site Plan Approval when they formally purchase that space. Mr. Howell thought it prudent to make the Board aware of what is going on so as to above board with us.

Mr. Pherribo made a motion to amend resolution and was seconded by Mr. Scipione. All in favor. Motion carried.

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PLANNING BOARD ISSUES

CREEKVIEW DEVELOPMENT CO, LLC
CURB AND SIDEWALK WAIVER
345 S 1ST RD. APPL#8-20PB
BLOCK 3714/LOT 6/ZONE R3

Present were Mr. Michael Joffe, owner and his attorney, Mr. Brian Howell, Esq. Mr. Howell gave testimony that there are no properties for a very long stretch on 1st Rd that have sidewalks. Atlantic County said they would defer to The Town of Hammonton's decision. Mr. Joffe is aware that if Town were to make it mandatory to put in sidewalks that whoever buys that house will be made aware they would have to put it in. Mr. Loughney of ARH said that in his opinion it is not suggested to put sidewalk in a piece here and there because there could be drainage problem. If the Town were to require that the whole street had to do it, that would be different.

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

Mr. Messina made a motion to approve and was seconded by Mr. Scipione. Mr. Pullia recused himself. Dr. Hozik and Mr. Pherribo voted no. Everyone else was in favor. (6 yes, 2 no, 1 abstained) Motion carries.

ZONING BOARD ISSUES

EAGLE THEATRE, INC.
C VARIANCE: HEIGHT OF ACCESSORY, SIDE & REAR SETBACKS
D VARIANCE: USE VARIANCE, MULTI USE ON SAME PROPERTY
200 VINE ST. APPL#6-20ZB
BLOCK 2811/LOT 1/ZONE DT1

This case was tabled as they are waiting to get their Pineland's Certificate. We will reschedule wants this document has been secured.

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

Applicant wishes to replace his current old smaller barn with a new one at the right rear property line and wishes relief of 175-87. The permitted setbacks are 15ft from rear and 6 ft from side. Applicant is requesting a waiver of site plan and a C Variance to replace his existing 100 sq ft shed with a 14x25 yard barn. Applicant wishes variances for: side yard- asking for 5 ft where 6 is required and rear yard – asking for 2 ft where 15 ft is required. Present were the applicant and his attorney, Mr. James Schroeder, Esq. Stated in the dialogue between Mr. Williams and his attorney were that they would be moving the lights on shed to such an angle that they would not be reflecting in neighbors yard as to create a disturbance of any kind. Although asking for the above mentioned variances it would be very aesthetically pleasing. The neighbor has a retaining wall and then there is a fence so his barn would actually not be visible to neighbors. This new barn is also in much better condition than his previous shed. Dr. Hozik asked why not for simple adjustment side yard why not go the extra ft to comply? Applicant replied that if that were the only variance he would have and saved the money but because he needed the other variance for rear yard. Mr. Wisner of ARH feels that the positives greatly outweigh the negatives.

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

Mr. Scipione made a motion to approve and was seconded by Dr. Hozik. Mr. Pherribo voted no. All others in favor. (8 yes 1 no).

RESOLUTIONS

There are no resolutions to be approved for this meeting.

Our next meeting scheduled will be on Wednesday, November 18, 2020 at 7pm.

Adjournment

Respectfully submitted this 19th day of October, 2020

By _____
Kimberly MacLane, Joint Land Use Board Secretary