

**MEETING MINUTES OF FEBRUARY 3, 2021  
JOINT LAND USE BOARD  
TOWN OF HAMMONTON**

The regular meeting of the Town of Hammonton Joint Land Use Board of Adjustments was called to order this day by Vice-Chairman Gordon Pherribo via Zoom at approximately 7pm. The Pledge of Allegiance was recited. Zoom Meeting ID#837 3253 1135 Passcode-056341. This meeting was also televised. The official roll call was taken by Secretary, Kimberly MacLane.

**PRESENT:**

Ralph Capaccio  
Michael Hozik  
Michael Messina  
Gordon Pherribo  
Mickey Pullia  
Ray Scipione  
Bill Brinkerhoff  
Jonathan Baske  
James Matro

**ABSENT:**

Councilman Jonathan Oliva  
Brooke Sacco  
Chris Kalani  
Ch. Ed Marinelli

**ALSO PRESENT:**

Joe McGroarty, Esq. Bd Solicitor  
William Loughney, ARH Bd Eng.  
Stuart Wiser, ARH Bd. Planner

Dr .Hozik made a motion to approve the minutes of January 20, 2021 and was seconded by Mr. Scipione. All in favor. Minutes are approved.

**PLANNING BOARD ISSUES**

There are no Planning Board Issues for this meeting.

**ZONING BOARD ISSUES**

CREEKVIEW DEVELOPMENT CO, LLC  
VARIANCE FOR LOT SIZE  
332 FRENCH ST. APPL#10-20ZB  
BLOCK 2711/LOT 8/ZONE DT1

Applicant was not ready to be heard and did not notice persons from 200 ft list. This case will be heard on February 17, 2021.

-2- - February 3, 2021 – JOINT LAND USE BOARD MINUTES –

444 EAST PLEASANT ST, LLC & 44 PACKARD ST, LLC  
WILLIAM DOYLE MANAGING MEMBER  
MINOR SUBDIVISION           APPL#8-20ZB  
444 E PLEASANT ST           BLOCK 2818/LOT 2/ZONE DT1  
44 PACKARD ST               BLOCK 2818/LOT 9/ZONE R1

Applicant seeks approval to realign lot lines between existing Lots 2 & 9 and to subdivide Lot 2 to create lot 2.01. Existing lot 9 contains an existing single family home which will remain. Existing Lot 2 is an interior lot that contains a vacant warehouse and office structure as well as vacant land that extends to Packard Street. The subdivision will create a new lot 2.01 on Packard St frontage that Applicant intends to sell for residential development. The age of the structures makes it likely that they predated the DT1 zoning which was instituted in 2011. Due to 175-117 which states a lot which has non-conforming use or structure can not be reduced in size, which the applicant is seeking to do.

Jim Matro and Mickey Pullia entered the meeting.

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

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

Our next meeting will be held on Wednesday, February 17, 2021 at 7pm.

Respectfully submitted this 4<sup>th</sup> day of February, 2021 by:

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Kimberly MacLane, Bd Secretary