



**MEETING MINUTES OF AUGUST 18, 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 Chairman Ed Marinelli at approximately 7pm. The Pledge of Allegiance was recited. The meeting was televised. The official roll call was taken by Planning Aide, Robin Ripa

PRESENT:

Ralph Capaccio
Michael Messina
Mickey Pullia
Bill Brinkerhoff
Jonathan Baske
James Matro
CH Marinelli

ABSENT:

Michael Hozik
Gordon Pherribo
Ray Scipione
Councilperson Oliva
Brook Sacco
Chris Kalani

ALSO PRESENT

Mr. Joseph McGroarty, Esq. Board Solicitor
Mr. William Loughney, ARH BD Engineer
Robin Ripa, Planning Aide

Mr. Messina made a motion to adopt meeting minutes of July 21, 2021 and was seconded by Mr. Capaccio. All in favor.

PLANNING BOARD ISSUES

DOMINIC MASCIOLI AND BRANDON RASO
MINOR SUBDIVISION
640 AND 650 PLEASANT MILLS ROAD APPL#9-21PB
BLACK 4902 LOT 1 AND 2 ZONE AP

These applicants wish to change existing lot lines between the two properties.

Sworn in by Solicitor McGroarty were David Scheidegg, Dominic Mascioli and Brandon Raso.

Offering testimony were: Mr. Scheidegg, who advised that Mr. Mascioli has been using this property as his back yard, no easement needed since there is an agreement between the two property owners. This is just the transfer of land, changing the lots lines and no new development. Approval needed by board for transfer of property to realign lot lines. Variance also needed for existing pole barn being too close to the road.

Open to the public, none came forward. Public portion closed.

Mr. Pullia made motion to approve and was seconded by Mr. Messina. All in favor. Motion carries approved as condition states.

RESOLUTIONS

ANTHONY & HEIDI BERENATO
MINOR SUBDIVISION
574-580 11TH STREET
BLOCK 1302 / LOTS 7 & 8 ZONE RR & R3

Applicant was approved for a minor subdivision of lot 6 & 7 with technical "C" variances for lot 7 of block 1302.

Mr. Messina made a motion to adopt the resolution and was seconded by Mr. Baske. All in favor. Resolution is adopted.

RYAN NIEDOBA
MINOR SUBDIVISION
499 14TH STREET APPL#4-21PB
BLOCK 1709/LOT 31/ZONE RR

Applicant was approved for a two lot subdivision. The new lot renders it a flag lot.

Mr. Matro made a motion to adopt the resolution and was seconded by Mr. Capaccio. All in favor. Resolution is adopted.

CAROL PLECYNSKI
CURB & SIDEWALK WAIVER
850 N CHEW RD APPL#10-21PB
BLOCK 1709/LOT 27/ZONE RR

Applicant was granted a waiver of curb and sidewalk where she plans to build her house.

Mr. Pullia made a motion to adopt the resolution and was seconded by Mr. Messina. All in favor. Resolution is adopted.

Our next meeting will be held on September 1, 2021 providing there are cases ready to be heard at that time.

Meeting Adjourned

Respectfully submitted this 24th day of August, 2021 by

Robin Ripa, Planning Aide