

MEETING MINUTES MARCH 16, 2022
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 Marinelli in the Council Chambers at approximately 7 P.M. with the announcements of the Sunshine Laws and fire exit procedure. The Pledge of Allegiance was recited.

PRESENT:

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

ABSENT:

Ray Scipione
Councilman Oliva
Councilman Wuillerman
Chris Kalani
Gordon Pherribo

ALSO PRESENT:

Joseph McGroarty, Esq
Shelly DiChurch, Secretary
Carolyn A Feign, Planner
Richard Hall, Eng
Nick Talvacchia , Attorney CTX
Tim Fetter, CTX Principle
Andy Shaffaer, Eng, Planner, CTX
Bob Vettese, Public Works

“Chairman Marinelli called a motion to approve March 2, 2022, meeting minutes. The motion was made by Michael Messina and seconded by Michael Hozik. The minutes were approved.

PLANNING BOARD ISSUES

Hammonton Independent Volunteer Fire CO. #2
51 N. White Horse Pike (Block 4601, Lot 27)
Hammonton, NJ, 08037
(ARH File 1112113.01)

Joseph McGroarty made an announcement on behalf of Hammonton Independent Fire CO. # 2 stating they will be heard on April 6, 2022 meeting which they are seeking approvals to replace the current, outdated sign with an electrical message board sign in order to provide information about events, fundraisers and activities to the public in an efficient and effective manner.

Joseph McGroarty swore in the following:

Tim Fetter, Applicant	Nick Talvacchia, Attorney	Andy Shaeffaer, Eng, Planner
P.O Box 793	1125 Atlantic Ave	1425 Cantillion Blvd
Hammonton NJ 08037	Atlantic City NJ 08401	Mays Landing NJ 08330

ZONING BOARD ISSUES

CTX INFRASTRUCTURE , LLC
PRELIMINARY MAJOR SITE PLAN APPROVAL W/ 'C' VARIANCE RELIEF
P.O. BOX 793 APPL # 6-21PB
BLOCK 1201, LOT 1.01

Applicant requested to construct an 8,000 S.F. commercial office building, A 4000 S.F commercial maintenance building, an equipment storage yard and associated site improvements on Lot 1.01.

Nick Talvacchia began to discuss what this project is about. Over the past 12 years the CTX company has grown and needed this location to expand the company. This site will be used for an office location for about a dozen employees and storage for vehicles and supplies. Generally the vehicles will not all be on site but on job sites.

Andy Shaffaeffaer used the site plan to provide visual aid to his testimony. Showing the surrounding buildings and their uses to assure no residential neighbors or the community to be impacted negatively. He stated that the yard used for vehicle storage will primarily be empty as most vehicles will be on job sites. Explaining in the event on the Covid 19 Pandemic was the companies only time of needing a home base for all vehicles as they were not able to be on jobs. Andy pointed out where the office space would be going and that the office building will have a partial 2nd story (which they expect be rented out). The maintenance building will have 4 bay doors for service work needed for the vehicle maintenance.

Nick Talvacchia advised in his testimony that the use variance requested is relatively close to what is permitted. Such as auto repair was permitted not exactly auto service, as they will be servicing approximately 3 to 5 trucks a week. The amount of parking spaces was discussed and they said they could manage with 30 spaces for parking to allow for more grass.

Andy Shaffaer also discussed was some changes made due to the Environmental Commissions report such as lighting, self contained fuel on a concrete slab (more detail will be provided), as well as choosing to have less parking for more grass area. Fueling of the trucks was discussed that it will be kept away from commerce way and done in the field. He stressed nothing proposed for the overall site and uses would be a detriment to the town's master plan. The storm water management is located on various portions of the site with no impact. Also discussed was the site being heavily landscaped with evergreen trees in the back.

Bill Brinkerhoff asked Andy to explain the rain garden / bio retention basins to serve storm water management.

Mickey Pullia questioned if they cut back the amount of parking where would these people for lost spaces be parking, it was answered that most employees report to the job site.

Jonathan Baske asked if the storage basin was wet or dry, it was answered dry.

Tim Fetter provided testimony on behalf of the clearing of the site prior to approval, he stated with the Covid 19 pandemic they were forced to find parking for all their vehicles and were in a desperate situation.

Carolyn A Feign, Planner with ARH provided testimony stating she also saw no detriment with what was being requested. Also stating what is permitted is close to what is being requested.

Rich Hall was also present from ARH and reviewed his report with the Board and Applicant. They have or will address the items in his report.

Chairman Marinelli opened the meeting to the public. Bob Vettese (public works manager) came forward. Bob began with stating he had a couple concerns. One concern was with the storm water basin over flow being that it may not be able to provide emergency storm drainage from the site for excessive storm events. Bob suggested to make accommodations to lower the elevation which will allow for emergency overflow. The applicant (Tim Fetter) agreed to comply with this request. Bob also requested for curb and sidewalk along both Commerce Way and Second Rd be installed to be pedestrian friendly. Tim Fetter (the applicant) said they will install curb and sidewalk. They will also place a note on the design plans stipulating that in the area where paved parking spaces are to be eliminated that it would be left reserved for additional parking if needed in the future. No one else came forward public portion closed.

Joseph McGroarty stated two motions to be approved: one for a D variance, and C variance relief.

The first motion was made by Mickey Pullia and seconded by Ralph Cappachio. Motion carried. The second motion was made by Michael Hozik and seconded by Michael Messina. Motion carried. Preliminary and Final site plan with D and C variances approved.

RESOLUTIONS

There were no resolutions this meeting.

GENERAL BUSSINESS

The next meeting will be in person on April 6, 2022, at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday March 21,2022 by


