

Meeting Minutes June 1, 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:

ABSENT:

ALSO PRESENT:

Ralph Cappaccio

Michael Messina

Mickey Pullia

James Matro

Chris Kalani

Councilman Wuillermin

Bill Brinkerhoff

Chairman Marinelli

Councilman Oliva

Jonathan Baske

Michael Hozik

Gordon Pherribo

Ray Scipone

Joseph McGroarty, Esq

Shelly DiChurch, Secretary

Stuart Wiser, Planner

“Chairman Marinelli called for a motion to approve the May 4, 2022, meeting minutes”. The motion was made by Michael Messina and seconded by Mickey Pullia. The minutes were approved.

PLANNING BOARD ISSUES

Town Of Hammonton

Washington & 11th Street Study Area (Block 2608, Lots 1 &2 and Block 2902, Lot 12)

Stuart Wiser began his presentation using a projector to display the information as he explained the Washington & 11th Street study area in need of redevelopment. Stuart Wiser began stating for the record that he is a licensed professional planner for the state of NJ and also holds an AICP National Certification from the American Institute of Certified Planners as well as the Vice President of Planning and Environmental Services for ARH Associates. In addition Mr. Wiser stated he has been the Planner for The Town of Hammonton a couple years now. Mr. Wiser stated that there are 3 lots in the general area of Washington Street, 11th Street, Railway and Old Egg Harbor Rd. These lots consist of vacant land, unutilized and unproductive lands as well as the towns aging Public Works Facility. The vacant lands contribute little to the public sector in terms of tax revenue, support no jobs and do not contribute anything to the economic or social vitality of

Hammonton. The Public Works Facility is an aging, over burdened site that is reaching the end of its useful life and will likely benefit from relocation or redevelopment. Stuart Wisner continued stating that in 1992 the NJ Legislator empowered municipalities to address conditions for these lots by adopting The Local Redevelopment and Housing Law. The purpose is to provide Municipality's with the tools and powers necessary to reverse existing conditions in the study area and to promote the advancement of community interest through redevelopment. Mr. Wisner advised that this is only able to be utilized under the Redevelopment Law which allows Municipalities to modify land use and zoning controls, acquire property deemed necessary for redevelopment, clear land, install infrastructure and other site improvements, provide favorable tax and other incentives, solicit for and negotiate with public and private entities in order to accomplish municipal goals and objectives. Mr. Wisner advised that the Redevelopment Law Requires a multi-step public process before a municipality can exercise the powers granted under the law, explaining the steps as followed: Step 1 : The Municipal governing body directs the Planning Board, (The Board received the Resolution from The Town Council), Step 2: The Planning Board accepts the governing body directive (The Board received the Resolution from The Town Council, The Board accepted the directive of conducting this study and assigned the task to ARH), Step 3: Planning Board posts a map & statement of basis for investigation with the Township clerk, (As part of the Resolution that was adopted a map and statement of reasons that was posted with The Town Clerk). Step 4: The Planning Board conducts an investigation & holds noticed public hearing, (Purpose of this meeting and demonstration). Step 5: The Planning Board makes findings and recommendations to the governing body via Resolution, (Purpose of this meeting). Step 6: The Governing Body reviews findings of The Planning Board & acts on The Resolution to designate Study Area, or any part thereof, to be in need of redevelopment. Step 7: NJDCA Approval (After the Resolution is adopted it gets sent to the DCA where they have 45 days to approve or deny). Step 8: Redevelopment Plan (This will come back to The Board to review consistent with the master plan and make a recommendation to The Town Council, that the plan be adopted as a Land Use Ordinance). Only after the completion of this multi step process is a Municipality able to exercise the powers under the Redevelopment Law. In June 2019 The Town Council adopted a Resolution directing the Land Use Board the investigations and take the steps to determine if the blocks and lots in this study confirm with the criteria in need of Redevelopment. Stuart Wisner continued explaining that in March 2022 The Board assigned this task to ARH. Block 2902, Lot 12 is the Public Works Facility (owned by The Town), Block 2608, Lots 1 & 2 (Also owned by The Town which is the community gardens, and a private area that lot 2). The Town has instructed that this be a non-condemnation Redevelopment process. Stuart Wisner then proceeds to inform that there are 8 criteria needed to be deemed eligible for Redevelopment. Only 1 out of 8 is required. Mr. Wisner confirmed for the record that the report from ARH on April 27, 2022 has been entered into the record which is a 40 page report fully detailed report. 2608, Lot 1 is a 2.45 acre Municipal owned unimproved vacant lot used as the Hammonton Garden, lot 2 in an unimproved wooden vacant lot surrounded by 2607, lot 2 this is the reminisce of the Conrail right of way, 2902 lot 12, 2

acre Municipal owned property which is home to the Public Works Facility. All lots are located in the DT2 Zoning district which has been found that no wetlands or wetland buffers are a part of the study area. Stuart Wisner then lists some of the criteria needed for the Lots to fall under the Redevelopment Law as he states only 1 out of 8 is needed and the lots meet more than 1. Examples of the Criteria include vacant for 10 or more years, unimproved land, unsafe (detrimental to the safety), dilapidated or obsolescent, in a state of disrepair, overcrowding, lack of proper utilization, condition of land potentially useful and valuable, assessed value of the area has been materially depreciated and consistent with smart growth planning principles. Stuart Wisner concludes with stating based on the study and findings the conditions in the study area exhibit (in the language of the Redevelopment Law) buildings that are substandard, unsanitary, dilapidated there by satisfying criteria A for the unidentified lots. Land that is owned by the Municipality and unimproved vacant land for 10 years and not likely to be developed through private capital there by satisfying Criteria C. Buildings and Improvements which by reason of combination of dilapidation, overcrowding, obsolescent, faulty arrangement or design, inadequate sanitary facilities are detrimental to the safety health morals or welfare of the community, there by Criteria D applies to the Public Works Building. A total lack of proper utilization which impedes land assemblages or discourages the undertaking of improvements, (resulting in unproductive potentially useful land), satisfying Criteria E for all lots. Lands that are designated as Pinelands town the redevelopment that is consistent with smart growth planning principles adopted by law and regulations, there by Criteria H applies to all lots in the study area. Based on the findings and conclusions Stuart Wisner recommends that the Board find the 3 lots in the study area be declared in need of Redevelopment with accordance with the Redevelopment Law, and make that recommendation to Town Council which formally makes that designation. Stuart Wisner also stated if done so also recommends that Town Council authorize preparation for one or more redevelopment plans for these lands.

Bill Brinkerhoff questioned if the town will be taking over these properties are they selling them or redeveloping them. Stuart Wisner responded that it is not his understanding that the town will be redeveloping themselves, with the next step being to prepare the redevelopment plan (master plan to specify what will happen to these lots and why).

Councilman Wuillermin then questioned as far as specifics of the redevelopment plan that could be left broad and the Municipality could entertain proposals from the public and developers on what could be done. Stuart Wisner answered that is absolutely correct.

Joe McGroarty states that everything done with these lots in negotiable.

Chairman Marinelli opened the meeting up to the public. John Jacobs came forward and questioned if the lot I own is contaminated by the railroad then why is the other lot not considered contaminated by fertilizer. Stuart Wisner answered that this is an unknown, and it's a possibility that they did not state it was contaminated. Joe McGroarty stated that Mr. Jacobs was not required to give up lot 2.

Christina Pinto- 268 S. Washington St. Hammonton NJ came forward and was sworn in by Joe McGroarty. Christina Pinto questioned how residents will be notified what will happen with these lots. Stuart Wisner advised her that is the Board voted favorably this

meeting the next step would be The Town Council to make the formal designation to be in need of development. No notice is required for this so pay attention to the Planning Board and Council Agenda's. Stuart Wisner also states if moved forward that it would go before The Joint Land Use Board for a redevelopment plan once one was in place, (multiple other steps and meetings). Ms. Pinto also questioned who decides if a shopping center or homes would replace these lots. Mr. Wisner answered the Town Council.

ZONING BOARD ISSUES

There were no Zoning Board Issues this meeting.

RESOLUTIONS

Salvatore & Kathryn Mento
629 N. First Rd (Block 1901, Lot 11 & 11.01)
ARH File 1113088 Appl # 22-01PB

Applicant was approved to realign the lot lines between the lots in order to cure certain septic system and gas and electric utility encroachments from lot 11 onto lot 11.01.

“Chairman Marinelli called for a motion to approve the Resolution”. The motion was made by Mickey Pullia and seconded by Councilman Wuillermin. Resolution adopted.

Town Of Hammonton
Washington & 11th Street Study Area (Block 2608, Lots 1 & 2 and Block 2902, Lot 12)

The Joint Land Use Board accepted the directive of the Hammonton Town Council to conduct a preliminary investigation as to whether the Washington and 11th St. study area (as defined herein), or any part or parts thereof, qualifies as a “non-condemnation area in need of redevelopment & housing law; and assigning ARH associates to undertake such investigation on the board's behalf.

“Chairman Marinelli called for a motion to approve the Resolution”. The motion was made by Michael Messina and seconded by Ralph Cappaccio. Resolution adopted.

GENERAL BUSSINESS

The next meeting will be in person on June 15, 2022, at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday June 7, 2022 by

Shelly DiChurch