

Meeting Minutes February 5, 2025
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 Olivo 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:

Councilman Oliva
Jonathan Baske
Mike Hozik
Michael Messina
Ray Scipione
Ed Wuillermin
Chairman Olivo
Philip Barbagallo
Ralph Capaccio
James Matro
Mike Hozik
Chris Kalani

ABSENT:

Jerome Barberio

ALSO PRESENT:

Stuart Wiser
Shelly DiChurch, Secretary
Joseph McGroarty, Esq
Mark Hermann, Eng

GEORGE MICKALITIS

359 FAIRVIEW AVE HAMMONTON NJ 08037 BLOCK 2201 LOT 34
APPL# 32-24PB ARH#1112161.01

**APPLICANT SEEKS APPROVAL FOR VARIANCE RELIEF TO CONSTRUCT A
PROPOSED POLE BARN 28' X 50' AT THE REAR OF THE YARD OF A SINGLE-FAMILY
EXISTING HOME.**

Joe McGroarty swore in George Mickalitis. Mr. Mickalitis stated that he is seeking relief for size and setbacks to construct a pole barn on his property. Mr. Mickalitis stated that he purchased his home in 2011 and throughout the years has acquired more gardening and lawn tools and his house is only a 3 bedroom house with a crawl space, no basement and limited closets. Mr. Mickalitis stated that his storage space is limited therefore would like the pole barn to relief some of that strain on the home as one of the bedrooms in his home is primarily used solely for storage. Mr. Mickalitis stated that he did have an attic but as he gets older and has had a shoulder surgery it is becoming more difficult to life things into the attic. Mr. Mickalitis stated that he will also store his 2 vehicles in the pole barn to keep them out of the rain, snow etc. Mr. Mickalitis stated that he is getting closer to retirement age and had been saving for this pole barn for 5 years so that this didn't create a financial stress. Chairman Olivo questioned the applicant how far the pole barn will be from the house. Mr. Mickalitis stated approximately 135 feet. Mr. Mickalitis stated that he was not proposing any blacktop and would not operate any business from this structure and it will only be used for storage. The board discussed that the applicant is located in the R2 zone and the ordinance allows 700 sq ft. in accessory structures and Mr. Mickalitis is proposing more that double that at approximately 1400 sq ft. Stuart Wiser questioned the applicant if the structure will have any landscaping or lighting. Mr. Mickalitis stated that electric would be installed but not right away and when the time came he would file for the appropriate permits, he also stated that

he would landscape around the structure over time but not right away. Jonathan Oliva questioned the height of the structure and Mr. Mickalitis gave an approximation as he did not have the exact height or a picture of the structure. Mr. Mickalitis also stated that he had been proposing a little bit smaller structure than on the plans shown that the Board members had. Joe McGroarty recommended adjournment for the applicant to gather the information of the size and height of the proposed structure and the applicant agreed to come back before the board March 5, 2025. Joe McGroarty stated a motion was needed to postpone Mr. Mickalitis application until March 5, 2025. Michael Messina made a motion that was seconded by Michael Hozik, motion carried with all yes votes from attending members except Philip Barbagallo who did not vote.

CREEKVIEW DEVELOPMENT

88&92 MAIN RD HAMMONTON NJ 08037 BLOCK 3901 LOT 20&21

APPL# 43-24PB ARH# 1112172.01

APPLICANT SEEKS APPROVAL TO CONSTRUCT A SINGLE FAMILY RESIDENCE ON BOTH LOTS 20 AND 21.

Fred Declement introduced himself as the attorney representing the applicant.

Joe McGroarty swore in the following: Michael Joffe -applicant, Creekview Development), Brian Peterman – Engineer, Lance Landgraf- Planner and Nick Germani- architect.

Mr. Declement stated that the applicant needed C and D variance relief to construct 2 single-family homes located in the HB zone. Mr. Declement stated that there would need to be a grinder installed for the sewer to drain out to the White Horse Pike that would go across the Pinto property. Mr. Declement stated that if the application was approved there would be a conversation with Mr. Malinsky the town attorney to come to an agreement with the town for the Grinder. Brian Peterman introduced himself as the professional engineer for the applicant and the board recognized him as an expert witness from previous occasions before the board. Mr. Peterman stated that they were proposing 2 single family homes on 1.6 acre lots. Mr. Peterman stated that this is a well suited use for these existing lots as it is more consistent with the neighborhood and next to existing residential homes. Mr. Peterman stated that they do need relief from bulk requirements. Nicholas Germani introduced himself as a registered architect for the applicant. Mr. Germani stated that he has been a NJ registered architect for over 3 years and an architect for over 10 years, having appeared before boards such as: Vineland and Camden. Mr. Germani referred to photo of what the proposed homes would look like and stated that they would be standard looking homes with 4 bedrooms, front car garage attached, and basement with front porches. Mr. Hozik questioned the driveway and if the homeowner would have to back out onto Main Rd. Mr. Peterman stated that they could make the driveway K turn accessible for better safety. Mr. Landgraf introduced himself as the planner for the applicant and stated that he had been before this board many times. Mr. Landgraf stated that these 2 lots were in limbo as they are located in the HB zone but are surrounded by residential homes. Mr. Landgraf stated that these lots are better suited for residential homes as they are too small for commercial use when the parking lot and storm water management are taken into consideration, as well as having a commercial use in between the existing homes. Mr. Landgraf stated the negative and positive criteria needed for the variance relief, stating that the proposed use is more consistent with character of the neighborhood with the existing residential dwellings. Mr. Landgraf continued to state that the space and location well suited and no negative impact. Mr. Landgraf stated that the owner of the property had tried to sell and was unsuccessful as these lots are too small for commercial use. Stuart Wiser spoke on the lot area being a

preexisting nonconformity as it pre dated the ordinance but agreed the minimum yard setback would be a true C and D variance for the Commercial Use. Mr. Wiser stated that through the recent revision of the Master Plan which has not been approved by Pinelands yet, it was recommended that these two lots be included in the R3 Zone as the use was better suited. Mark Herman stated that the sewer would be worked out through the grinder and the lot grading would be addressed through the lot grading application. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated that a motion was needed for D Variance relief to allow residential in a commercial zone, C variance for the side yard setback with the condition the driveway would be K turn accessible onto Main Rd, all conditions listed in the ARH report and the condition of the Grinder Pump easement. Michael Hozik made the motion that was seconded by Ralph Capaccio, motion carried with all :Yes” votes from attending members except Ed Wuillermin, Jonathan Oliva and Philip Barbagallo who did not vote.

The next meeting will be in person on February 19, 2025 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday February 6, 2025 by Shelly DiChurch
