

Meeting Minutes March 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.

<u>PRESENT:</u>	<u>ABSENT:</u>	<u>ALSO PRESENT:</u>
Councilman Oliva	Jerome Barberio	
Jonathan Baske	Mike Hozik	Stuart Wiser, Planner
Chris Kalani		Shelly DiChurch, Secretary
Michael Messina		Joseph McGroarty, Esq
Ray Scipione		Mark Hermann, Eng
Ed Wuillermin		
Chairman Olivo		
Philip Barbagallo		
Ralph Capaccio		
James Matro		

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 as previously testified at the February 5, 2025 meeting. Mr. Mickalitis stated that came better prepared and had actual sizes, height and the layout of the building. Mr. Mickalitis stated that his storage space is limited therefore would like the pole barn to relief some of that strain. Mr. Mickalitis stated that he is requested a smaller pole barn of 896.5 sq ft instead of the initial proposed of 1,400 sq ft and wishes to keep the existing shed that is 240 sq ft which brings the total to 1,136 sq ft. Mr. Mickalitis stated that he submitted a generic drawing of the proposed pole barn for the board and the height of the structure will be 15 ft high as shown on the document submitted to the Board labeled elevations. Chairman Olivo questioned the applicant if he had any other additional testimony. Mr. Mickalitis reiterated that he is proposing this size of a pole barn to accommodate his 2 vehicles and storage for all his lawn tools such as: 2 lawnmowers (one push and one ride), leaf blowers ect. Ed Wuillermin questioned our professionals if the application was on the basis of a C variance for hardship. Joe McGroarty advised that it does not have to be a hardship as it could also be under the benefits or burdens. Jonathan Oliva stated that there have been recent changes in the ordinance to grant bigger accessory structures in all zones through the master plan, and the zone the applicant is in was previously allowed 400 sq ft and is now allowed 700 sq ft. Mr. Oliva continued to state that this was done to allow more for residence as seen fit but approvals will have to be consistent therefore

if granted to one they will have to consider this moving forward. The board discussed at asked Mr. Mickalitis if he would remove the existing shed once the new pole barn was built, Mr. Mickalitis stated that the existing shed is not in good standing and stated that once that it needs to come down he will remove it. Stuart Wiser asked the applicant how long that would be. Mr. Mickalitis stated that he could have it removed 4 months after approvals granted. Mr. Wiser recommended that the removal of the existing shed can be a condition of approval and in the past the board has done this and given a time from of within a year. Mr. Mickalitis agreed. Ed Wuillermin asked the applicant if he would accept a deed notice in order to restrict any other uses such as commercial be used in the proposed pole barn, Mr. Mickalitis agreed. Mark Hermann questioned the applicant on why the variance for the side yard setback was proposed of 3ft where 6ft is required. Mr. Mickalitis stated that it was visually better to install that way for the landscaping and placement on the property. Jonathan Baske stated that if the applicant followed the 6ft requirement then the pole barn would be in the middle of the lot due to a narrow lot. Joe McGroarty stated that would be a hardship considering the layout of the lot. Mark Hermann stated that he had no further comments and addressed them at the previous meeting. Stuart Wiser stated that he had no further comments. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated that a motion for 2 C Variances was needed - one for the size of the structure of 896.5 sq ft where 700 sq ft is permitted, and for the side yard setback of 3ft where 6 ft is permitted with the conditions that the existing shed be removed by December 31, 2025 and there be a deed restriction that the pole barn will not be used for commercial. James Matro made the motion that was seconded by Ray Scipione, motion carried with all "yes" votes from attending members except Philip Barbagallo who did not vote. Chairman Olivo stated that they had the resolution to adopt for the House of Chesed. Ed Wuillermin questioned the professionals on the traffic pattern of this site as there are vans lined up along the side of the road. Chairman Olivo stated that he also has driven by the site and saw this. Joe McGroarty stated that is not in the decision and resolution but would be more of an issue for the police to resolve. Chairman Olivo opened the meeting up to the public no one came forward, public portion closed. Michael Messina made the motion that was seconded by James Matro, motion carried with all "yes" votes from attending members except Philip Barbagallo who did not vote.

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

ADJOURNMENT

Respectfully submitted this day of Thursday March 6 2025 by Shelly DiChurch
