

Meeting Minutes May 7, 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>
James Matro	Jerome Barberio	Stuart Wiser, Planner
Chris Kalani	Councilman Oliva	Shelly DiChurch, Secretary
Michael Messina		Joseph McGroarty, Esq
Ray Scipione		James Sia, Eng
Ed Wuillermin		
Chairman Olivo		
Philip Barbagallo		
Ralph Capaccio		
Michael Hozik		
Jonathan Baske		

Chairman Olivo called for a motion to approve the April 2, 2025 meeting minutes. Michael Messina made the motion that was seconded by Ray Scipione, motion carried with all “Yes” votes from attending members except Michael Hozik, Ed Wuillermin and Jonathan Baske who abstained and Philip Barbagallo who did not vote.

MARK FORTE

517 BELLEVUE AVE HAMMONTON NJ 08037 BLOCK 3003 LOT 2.01
APPL#02-25ZB ARH#1112176.01

Chairman Olivo stated that the applicant seeks approval to adjust the existing lot line between Lots 12 and 12.01 and for a change in use to Lot 12.01 which is currently a vacant garage but was formerly used as a construction business office. Applicant seeks a change to an RV sales/service headquarters. The property is located in the Residential (R-1) Zoning District. No improvements are proposed. Ed Wuillermin excused himself from the case as this is a zoning board issue. Joe McGroarty swore in the applicant (Mark Forte) and Mickey Pullia. Mark Forte stated that he was proposing 1-2 R.v's on the property and the service would be provided in the building. Mr. Forte stated that this is not a full time business and not retail based but 100 percent online. Joe McGroarty questioned the applicant if he had an attorney and the applicant stated that he did not have representation. Stuart Wiser stated that the applicant was seeking a D' Variance which is the hardest variance to get. Mr. Wiser recommended a professional planner to provide testimony that is needed for a D Varinace. Mr. Wiser and Joe McGroarty advised the applicant that if not approved at tonight's meeting the application would have to be changed. Chairman

Olivo stated that the application stated that he was seeking approval for sales and service. Mr. Forte stated that no service such as oil changes or mechanics to the R.v's would take place. Mr. Forte stated that it is interior work to the R.v's such as new flooring and such. Mickey Pullia provided testimony in reference to the subdivision portion of the application. Mr. Pullia stated that the requested lot line adjusted was to clean up the lot lines that had been very inconsistent due to buildings that have since been demolished. Mr. Pullia stated that the fencing was already in the place that was being requested due to him leasing this area from the previous owner for years. Mr. Pullia stated that the previous owner of the property requesting the change of use was a construction company that was nosier than the proposed would be. Mr. Pullia stated in his opinion this would be a good use for the property. Stuart Wiser questioned the applicant in reference to the subdivision if he had read the ARH report, Mr. Forte stated that he did read the report and had no objections. Mr. Wiser stated that they were not able to confirm setbacks and was satisfied after testimony Mr. Pullia gave to this regard. James Sia stated that there was concern with the concrete pad on the eastern side of the property that was a drainage issue. Mr. Pullia stated that it will be removed if approved. ARH also confirmed with the applicant that no signage was being requested and the trees will remain around the property. Joe McGroarty stated that a motion was needed for the subdivision/lot line adjustment. James Matro made a motion that was seconded by Ray Scipione, motion carried with all Yes' votes except Jonathan Baske that voted No' and Chris Kalani and Philip Barbagallo who did not vote. Stuart Wiser stated in reference to the Change of Use portion of the application the application itself was requesting 6 R.Vs and Mr. Forte's testimony was stating 2. Mr. Forte stated that he was proposing 2-3 and they would be inside the building. Mr. Forte stated that it could be for a week once a year and these R.V's were high end R.V's. Stuart Wiser stated that a landscaping plan will need to be submitted. Stuart Wiser questioned the applicant if this property had public sewer and Mr. Forte confirmed it did. Mr. Wiser questioned Mr. Forte if there was any drainage issues and Mr. Forte stated that there was not. Mr. Wiser stated that with the request of a D variance the applicant is required to demonstrate the positive and negative criteria. Mr. Pullia stated that this property was an eye sore and he thought this application would bring better use to the property than a potential other business or construction use. Chairman Olivo opened the meeting up to the public. Rocco Delaurentis came forward and stated that he had lived on his property since 2007 and did not have any problems with the previous tenants of this property. Mr. Delaurentis stated that he had concerns with the proposed use affecting the surrounding property values and he could not locate Mr. Fortes online business and was concerned with safety issues this proposed use would bring for the neighbors. Michelle Martino stated that she has lived in this neighborhood for 20 years and was concerned with this application also as the R.Vs are large and do not require a CDL for someone to drive and did not think that was safe in a residential neighborhood. Ms. Martino stated that she did not want the change of use approved. David Wess stated that his main concern was the R.V's driving down the residential streets that have cars parked on them also with already limited road space. John Mirsh also came forward and stated his property was located directly across the proposed and was concerned that these R.Vs would be using his driveway or damaging his cars or property. Mr. Mirsh also stated if the application was approved he would like to see stipulations. Philip Carr came forward and stated that he represented the buyer and seller of this property and he owned 2 properties on Chestnut St and stated did not think this proposed use was concerning for safety as he also has 2 children. Mr. Carr stated that he thought this was a better use than some of the other business uses that have the potential to go into this property that could bring more noise. Paul Duvilla came forward and stated that he was concerned for safety for the pedestrians and traffic for this neighborhood and being so close to the park. Nancy Amendolie came forward and stated that she lived directly behind the proposed property and did not want to see the R.Vs behind her property because they are massive and look more like tractor trailers. Nick Merlo came forward and stated that he also had concerns and some had already been mentioned such as safety concerns but also was concerned that the certified mailings did not reflect the testimony that was given and what will prevent the applicant from changes if approved. Chairman Olivo asked if anyone else from the public wanted to be heard, no one came forward, public portion closed. Stuart Wiser stated that he did not think the testimony provided met the requirements for the

positive and negative criteria. Stuart Wiser stated that a change of use required a site plan and the applicant was requesting a site plan waiver and therefore don't know if the R.Vs will be able to make the turns especially with cars parked on both sides of the street. Mr. Wiser stated with those concerns would recommend some type of study to be done to ensure the free flow of traffic. Mr. Wiser also stated in regards to another business going into this property would also have to go before the board for approvals. Chairman Olivo stated that in his opinion this use does not belong in this residential area. Mr. Wiser stated that the board needs to decide if they are satisfied with the testimony for the positive and negative criteria. Jonathan Baske stated that he thought the application was vague and ambiguous. Joe McGroarty stated that a motion was needed for a use variance used for R.V sales with limitations of no maintenance, 3 R.Vs on site, all work done in the building and a site plan be provided. Chairman Olivo made the motion that was seconded by James Matro, motion denied with all No' votes from attending members except Ed Wuillermin, Chris Kalani and Philip Barbagallo who did not vote. Chairman Olivo stated that in reference to the Master Plan they were still waiting on the Pinelands to provide the feed back for there concerns and that the town attorney had reached out to them and they said the delay was due to a more complicated review for the changes requested in the plan for the Pinelands area. Chairman Olivo stated that this matter is out of our hands and we have been waiting almost a year as we met with the Pinelands back in December in reference to this matter via zoom. Chairman Olivo opened the meeting up to the public, Chrisitne Carruso came forward and wanted to know when the next discussion of the master plan would be and was advised that all meetings for Council and Joint Land Use are posted on the towns website and available to the public.

The next meeting will be in person on June 4, 2025 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday May 8,2025 by Shelly DiChurch
