

**MEETING MINUTES, APRIL 3, 2019  
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 Edward Marinelli in the Council Chambers at approximately 7 PM with the announcement of the Sunshine Laws and fire exit procedure. The Pledge of Allegiance was recited. This meeting was televised.

**PRESENT:**

Michael Messina  
Gordon Pherribo  
Mickey Pullia  
Bill Brinkerhoff  
Charles Baldi  
Ch. Edward Marinelli

**ABSENT:**

Salvatore Capelli  
Michael Hozik  
Ray Scipione  
James Matro

**ALSO PRESENT:**

James Schroeder, Esq.  
Bob Vettese, Engineer  
Kevin Dixon, Planner/  
Traffic  
Kim MacLane, Bd Sec.

**EXCUSED:**

Jonathan Oliva, Mayor's representative  
Councilman Giraldo

Chairman Marinelli announced that Bill Brinkerhoff and Charles Baldi will be voting members for tonight's meeting.

**PLANNING BOARD ISSUES**

There were no Planning Board issues for this meeting.

**ZONING BOARD ISSUES**

OUR LADY OF MOUNT CARMEL  
VARIANCE FOR PRINCIPAL STRUCTURE &  
FRONT & SIDE SETBACKS  
1 MT CARMEL LANE            APPL#5-ZB  
BLOCK 2712/LOT 1/ZONE DT1

Applicant was requesting relief for front and side setbacks and to enlarge their current structure for Historical Festival activities. Present were Louis Pantalone of 14 Waterfront Way and Joe Pantalone of 10 Carriage Way and were sworn in by Mr. Schroeder, Esq. The pavilion has been a part of Our Lady of Mt Carmel's 144 yr traditional festival. They are seeking to make what is currently a tent structure into a permanent structure not adding walls. It would look pretty much as it currently has it is just that it would be a permanent structure. There was some discussion as to which type of variance that would be appropriate. Mr. Dixon and Mr. Schroeder agreed that they should go with a C variance. Parking is not an issue since the streets surrounding the carnival grounds are closed during the festival. Questions arose in regarding to lighting. Presently they will continue to use the temporary lighting as they always have unless this proves ineffective.

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Bob Vettese made mention that Lot Grading would be needed but that it could be handled with the building permit stage. According to Mr. Dixon's report the variances needed would be: Lot depth of 280.05 where 155 is permitted. Building width of 250.04 where 100 is permitted. Lot coverage of 68.7% where 50% is permitted. Front yard setback of 0 ft Tilton/Mt Carmel Ln and 3 ft Pratt St. where 20 is required. Existing non-conforming setback of 5.27 for existing building where 10 ft min and 20 ft max. are required. And existing non-conforming corner setback of 20.58 ft and a proposed variance of 3 ft where 10 ft min and 20 ft max are required (2 variances). The existing principal structure is 2,457 square ft. and proposed pavilion is 4,896 square feet. Mr. Dixon further stated that this request does meet the intent of the Town concerning traditional festival which serves the community each year. The Pinelands Certificate will be a condition of approval as they have not sent that to the applicant as of yet. A verbal agreement is all they have at present according to applicant.

Open to the public. None came forward. Public portion closed.

Mr. Pullia made a motion to approve and was seconded by Mr. Messina. All in favor. Motion carried.

BRYAN & KAITLYN KIEFER  
HARDSHIP VARIANCE  
728 CENTRAL AVE. APPL#4-19ZB  
BLOCK 3801/LOT 2/ZONE R1

Applicant was seeking to erect a 6 ft fence from backyard to their side porch which exceeds 25% aloud, for the safety of their children. They felt that this is needed for protection in case their kids got off of the porch or intruders tried to access the porch. The board proceeded with some questions and brought up some alternatives. The burden of proof for the applicant was to demonstrate that something to do with the home's structure or property made getting a 6 ft fence rather than a 3 ft fence necessary.

Open to the public. None came forward. Public portion closed.

Mr. Pullia made a motion to approve and was seconded by Mr. Brinkerhoff. When brought to a vote Mr. Messina, Mr. Pherribo, and Chairman Marinelli voted NO. While Mr. Messina, Mr. Pullia and Mr. Baldi voted YES. Due to the tie the application is denied.

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**RESOLUTIONS:**

NEW JERSEY MANUFACTURERS INS. CO.  
MEMORIALIZE EXTENTION OF PRELIMINARY MAJOR SITE PLAN APPROVAL  
FOR PHASE II AND INFORMAL REVIEW OF DRAINAGE MODIFICATIONS.  
840 12<sup>th</sup> Street  
Bloc 1201/Lot 1/Zones M1 7 HB Appl.#04-08zb

Was approved for a 2<sup>nd</sup> 7 year extension of preliminary major site plan approval for Phase II.

Open to Public. None came forward. Public portion closed.

Mr. Messina made a motion to approve and was seconded by Mr. Baldi. All in favor. Motion carries.

**DISCUSSION**

Following the regular business of the evening, Mr. Schroeder spoke in regards to the meeting that he attended that morning in Hammonton. The meeting was held at Town Hall with Frank Domenico, Michael Malinsky, Esq. and himself and the farmers of the town to discuss the situation with using the pole barns as farm labor camp housing. The state is cracking down on the requirements when these buildings are used as a residence during farm season. So far the farmers have been compliant with making sure to have carbon monoxide & smoke detectors and fire extinguishers. Now the state is also requiring fire suppression systems. These items are not currently being brought before Joint Land Use Board and will be handled by Town Council with possibly a change of use. Mr. Schroeder brought this to the Board's attention for informational purposes and in the event they would need to be involved in the future.

Adjournment.