

**MEETING MINUTES AUGUST 28, 2019  
JOINT LAND USE BOARD  
TOWN OF HAMMONTON**

At the special meeting of the Hammonton Joint Land Use Board was called to order this day by Chairman Ed Marinelli in the Council Chambers at approximately 7:30 PM with the announcement of the Sunshine Laws and fire exit procedures. The Pledge of Allegiance was recited. This meeting was televised.

**PRESENT:**

Chairman Marinelli  
Salvatore Capelli  
Gordon Pherribo  
Mickey Pullia  
Bill Brinkerhoff  
Charles Baldi  
James Matro  
Ray Scipione

**ABSENT:**

Michael Hozik  
Michael Messina

**ALSO PRESENT:**

Jim Schroeder, Esq.  
Mark Herrmann, Engineer  
Kevin Dixon, Planner  
Kim MacLane, Bd Secretary

**EXCUSED:**

Councilman Joe Giraldo  
Jonathan Oliva – Mayor’s Appointee

Chairman Marinelli announced that Mr. Brinkerhoff and Mr. Matro will be voting members for tonight’s meeting.

**PLANNING BOARD ISSUES**

There were no Planning Board issues for tonight’s meeting.

**ZONING BOARD ISSUES**

PYRAMID HEALTHCARE INC.  
WAIVER OF SITE PLANS  
1000 CENTRAL AVE. APPL#9-19ZB  
BLOCK 3801/LOT 73/ZONE HB & R1

The applicant was represented by Mr. Brian G. Howell, Esq. Present and providing testimony were: Jeff Davis, Project Manager for Pyramid and has been with them for 16 yrs., John Wolfe, CEO & Founder and has been with the company for 20 yrs. Applicant plans to take over the 30,000 sq ft vacant area within the old Kessler Hospital that had not yet been occupied. Currently employs 60 at the Hammonton location 22 of which reside in Hammonton. The facility always tries to hire locally and use local trades to aid in any type of construction. Currently running 100 beds and plan to add 86 more. He spoke of the enormous financial investment to the town that Pyramid has made. The jobs that were gained. He then proceeded to speak of the service that Pyramid provides. The opioid crises is major right now. So many going from pain killers to opioids is the cause for the biggest increase in opioid abuse. This facility is purely voluntary, they do not take court mandated rehab patients. They are not compelled to stay once admitted.

-2- August 28, 2019 – Joint Land Use Minutes – Special Meeting -

If someone wishes to leave then the facility sends them home in one of their vans as they are Pyramid's responsibility until they reach home. These people do not walk out the door of their own abandon. They are not aloud to have their vehicles there. They are selective as to who they take in but do not discriminate on income. Help is available to those that need it. The men and woman are separated for sleeping and bathrooms but there are common areas where everyone is together such as the dining area. Brian Howell, Esq. read into record a letter from Chief Jones detailing any problems that have come about at the facility. There have only been 1 call on record that police were sent to other then an ambulance call or such since facility has been opened. The staff is trained in techniques to care and calm patients to alleviate any potential bad situations and have had much success. The typical stay of patients is approximately 20 days.

It will take 12 months to complete this second phase. Lance Landgraff stated this facility has worked very well since opening and sees the expansion to do a great job as well. There will be no exterior changes other then some landscaping. The inside had to be gutted so it will take a while to get the expansion up to the standards of phase I. This facility is isolated to some degree from the residential section of Central Avenue. There is 8.5 acres with ample parking. They did a parking analysis where on a weekday there were 39 cars and 18 cars on a weekend. This facility has less traffic rather then more. Kevin Dixon testified that applicant has already received a D1 use variance but needs another for it's expansion. Town has had good experience with the applicant so far and does not see that changing with this expansion. There is ample positive testimony. Parking is more then enough even with increased staff. Mark Herrmann of ARH said that he found no reason to deny the waiver of site plan that everything looked good.

Open public portion. None came forward. Closed public portion.

Chairman Marinelli called a 5 min. recess.

NIBR/JOHN BEE  
USE VARIANCE APPL#3-19ZB  
250 WEST END BLOCK 2417/LOT 1/ZONE DT1  
101 WEST END BLOCK 2415/LOT 8/ ZONE DT1  
100 WEST END BLOCK 2413/LOT 13/ZONE D1

Present were Michael Melinsky, Esq.- Town Solicitor, Fred DeClement, Esq.-attorney for NIBR, Lance Landgraff- Planner and John Bee of NIBR- applicant. Michael Malinsky representing Town of Hammonton Town Council gave testimony in regard to a 2011 agreement that Mr. Bee entered into with the Town of Hammonton and so far has not complied with. Mr. Malinsky read 18 conditions that Mr. Bee must meet within an 8 yr period of time. He may move forward with leasing these buildings (with Zoning Board approval) for a period of 5 yrs. After the 5yrs must tear down these building and build the senior housing project proposed in 2011 agreement. The 18 conditions will be in case file and included in the resolution to be adopted at our next meeting on September 18<sup>th</sup>.

In 2024 must build the 59 townhouse units agreed upon on 7/25/11. Mr. Bee and his attorney have agreed to these conditions. If Mr. Bee were to be in breach of even one of these conditions then any Zoning Board approvals would be null and void at that moment. Next Mr. Bee along with his attorney and planner discussed on record what their plan is for present buildings for next 5 yrs then will return to the Board with their site plans for additional approvals. Currently there are 3 lots with 3 buildings that will be used for : Metal Fabrication in two of the buildings – 4 employees, items are shipped out having no customer traffic in/out.

Breakdown of autos to sell parts via the internet. This is done inside building, there will be no vehicles or parts outside. Again no customer traffic.

Storage of vehicles, no movement in and out and no employees.

All tenants are aware that they must vacate in 5 yrs. This leasing is an attempt to raise capital for projects, taxes.

Testimony was given demonstrating what type of industry had originally been in that area when these buildings were originally constructed. There is a good amount of vacant ground in that immediate area and a brewery down the street. This arrangement will pay back to the town back taxes while allowing Mr. Bee to fund his future project. Mr. Herrmann , Town Engineer stated that application did not show site plan waiver so he will administratively approve items such as lighting, parking, landscaping, and circulation. Mr. Landgraf stated there will be no large trucks or customer traffic. They will have pick and delivery by means of UPS, vans or small box trucks. Kevin Dixon, town planner gave testimony that its positive improvement to have vacant buildings become useful again, productive planning tool and positive for Town. This is a short term use for long term gain which is a positive outcome. He feels this is the Town's best interest to aid NIBR in complying with his settlement agreement. Mr. Dixon stated that he doesn't see any negative impact on the area as similar industry has been there in years passed.

Open to the Public.

Michael Nastir and Anthony Nastir came forward. These gentlemen will be running the fabrication business and leasing from applicant. They gave positive testimony to the Board about their business and to shed positive light on Mr. Bee and what he is trying to accomplish.

Public portion closed.

Mr. Pherribo made a motion to approve Use Variance and was seconded by Mr. Capelli. Mr. Baldi voted NO. All others in favor. Motion carries. Mr. Pherribo made a motion to approve site plane waiver and was seconded by Mr. Scipione. Mr. Baldi voted NO, all others voted in favor. Motion carries.

**RESOLUTIONS**

ELIZABETH MITIDIERI  
WAIVER OF CURB & SIDEWALK  
4 GIRARD LN APPL#11-19PB  
BLOCK 3106/LOT 26.02/ZONE R1

Matter was approved by Board on 8/7/19. Mr. Pullia made a motion to adopt and was seconded by Mr. Scipione. Abstaining were: Mr. Capelli and Mr. Matro. All others in favor. Resolution is memorialized.

CREEKVIEW DECELOPMENT COMPANY, LLC  
WAIVER OF CURB & SIDEWALK  
541 N. 1<sup>ST</sup> RD. APPL#10-19PB  
BLOCK 1901/LOT4/ZONE R3

Matter was approved by Board on 8/7/19. Mr. Baldi made a motion to adopt and was seconded by Mr. Brinkerhoff. Abstaining were: Mr. Capelli, Mr. Pullia, and Mr. Matro. All others in favor. Resolution is memorialized.

WHITE HORSE HMT URBAN RENEWAL, LLC  
PRELIMINARY AND FIANL MAJORE SITE PLAN  
308 S. WHITE HORSE PIKE APPL#12-19PB  
BLOCK 3904/LOTS 39&40/ZONE HB

Matter was approved by Board on 8/7/19. Mr. Pullia made a motion to adopt and was seconded by Mr. Pherribo. Abstaining were: Mr. Capelli, Mr. Scipione, and Mr. Matro. All others in favor. Resolution is memorialized.

ROBERT AND BONNIE VETTESE  
SITE PLAN WAIVER  
436 GRAPE ST. APPL#8-19ZB  
BLOCK 3301/LOT 11/ZONE R1

Matter was approved by Board on 8/7/19. Mr. Pullia made a motion adopt and was seconded by Mr. Baldi. Abstaining were: Mr. Capelli, Mr. Scipione, and Mr. Matro. All others in favor. Resolution is memorialized.

**DISCUSSION**

Chairman Marinelli initiated discussion regarding curb and sidewalk. We have been getting a good amount of applications for waivers when the Town actually wants curb and sidewalk at all new constructions and eventually in every area where it would be utilized for pedestrian walking. Discussion ensued regarding the White Horse Pike from Bellevue to Central Avenues as a start in this endeavor. The Board/Town has recently approved projects for Maplewood, Kessler Management and Econo Lodge. White Horse HMT who is taking on the Econo Lodge project has already agreed to put in curb and sidewalk. Kevin Dixon commented that it makes sense to go forward since many people walk the White Horse Pike. Mark Herrmann feels it is warranted and should be considered a safety issue.

Board agreed to send resolution to Mayor and Council in this regard. Mr. Schroeder will draw up and will be discussed and hopefully voted on 9/18/19.

Adjournment