

**MEETING MINUTES, AUGUST 1, 2018  
PLANNING/ZONING BOARD OF ADJUSTMENTS  
TOWN OF HAMMONTON**

The regular meeting of the Hammonton Planning/Zoning Board was called to order this day by Chairman Edward Marinelli in the Council Chambers at approximately 7:00 pm with the announcement of the Sunshine Law and fire exits procedure. The Pledge of Allegiance was recited. The meeting was televised.

**PRESENT:**

Michael Hozik  
Gordon Pherribo  
Michael Messina  
Mickey Pullia  
Ray Scipione  
Bill Brinkerhoff  
Vincent Messina  
Jonathan Oliva  
Ch. Edward Marinelli

**ABSENT:**

Salvatore Capelli  
James Matro

**EXCUSED:**

Mayor DiDonato  
Councilman Giraldo

**ALSO PRESENT:**

Jim Schroeder, Esq.  
Bob Vettese, Engineer  
Kevin Dixon, Planner  
Kim MacLane, Board Secretary

Chairman Marinelli announced that Mr. Brinkerhoff, Mr. Vince Messina and Mr. Oliva would be voting members for tonight's meeting.

Shirley Bishop & Brian Howell, Esq. came back to the board to conclude their presentation with an explanation of the Affordable Housing Trust Fund Spending Plan. Whereby the Planning Board signed a resolution to adopt the 2018 Housing Element and Fair Share Plan to submit to the Town of Hammonton. Testimony is recorded and available upon request.

Mr. Hozik made a motion to adopt such resolution and was seconded by Mr. Pherribo. All voted in favor. Motion carried.

**ZONING BOARD ISSUES**

KENNEDY CELLARS INC  
CHANGE OF USE VARIANCE & WAIVER OF SITE PLANS  
Block 1001/Lot 71/Zone AP & RR  
839 13<sup>th</sup> Street

Present were: Charles Gemmel, Esq. – attorney for applicant – 767 Shore Rd, Linwood, NJ 08221

David Scheidegg – engineer for applicant – 1425 Cantillon Blvd., Mays Landing, NJ 08330

Kim Dechen, R.A – planner for applicant – 38 Newton Ave., Woodbury, NJ 08096.

Jack Kennedy, President – applicant - 196 Delaware St., West Deptford, NJ

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Mr. Sheidegg gave testimony that presently the Kennedy Cellars property having 8.50 acres comprised of a single family home, blueberry field, and a 5800 sq ft building housing agricultural storage and a limited wine school. There are 2 retention basins on the property. The wine school will continue to operate with a 4-8 student class that meets for 8 wks twice per year. That would amount to their two harvest seasons Sept/Oct 8 wks and April/May 8 wks. The winery would not be open during those times. The plan is to construct a 2800 sq ft pole barn and move their agricultural storage there and put the winery where the storage was. The winery would not be open to the public. The winery would only have seating for 6 invited guests at a time by appointment only. The guests would include owners of upscale restaurant by invitation or others by appointment. There is parking for 9 cars and 1 handicap space in front as well as 3 in back for employees. Their staff currently consists of 1 full time and 2 part time employees. There was much discussion of parking spaces, how many people in buildings at one time, septic capacity, signage and grading plan. There would be deliveries daily during harvest season and occasionally a UPS delivery. They have a 20yrd dumpster that is picked up as needed. Will request waiver of curb and sidewalk. The determination was that parking was adequate. Their sign would need to be moved further back as it causes an obstruction of view pulling in and out.

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

Motion approve the Use Variance was made by Mr. Scipione and was seconded by Mr. Hozik. All members in favor and motion carried. Motion to approve the Site Plan Waiver was made by Mr. Michael Messina and seconded by Mr. Hozik. All members in favor and motion carried.

GINO PINTO, INC.

MINOR SUBDIVISION & MAJOR SITE PLAN

Block 3914/ Lots 1 & 3/ Zone HB & Block 3915/Lot 2/Zone HB

373 S White Horse Pike

This matter has been tabled until September 5<sup>th</sup> with no testimony heard this evening.

MEMORIALIZATION OF RESOLUTION

MARYANN DOMENICO

Block 1201/Lot 35/Zone HB

762 12<sup>th</sup> Street

Approved for ground mounted solar.

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

Motion to adopt resolution was made by Mr. Vince Messina and seconded by Mr. Scipione. Mr. Hozik and Mr. Pullia abstained. All other members were in favor. Resolution so adopted.

