

**MEETING MINUTES OF OCTOBER 16, 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 Ed Marinelli in the Council Chambers at approximately 7:30PM with the announcement of the Sunshine Laws and fire exit procedures. The Pledge of Allegiance was recited. This meeting was televised.

**PRESENT:**

Chairman Marinelli  
Michael Hozik  
Gordon Pherribo  
Ray Scipione  
Jonathan Oliva  
Bill Brinkerhoff  
Councilman Giraldo  
Michael Messina

**ABSENT:**

Salvatore Capelli  
Mickey Pullia  
Charles Baldi  
James Matro  
Mark Herrmann, Engineer  
Kevin Dixon, Planner

**ALSO PRESENT:**

Jim Schroeder, Esq. – Bd Solicitor  
Kim MacLane – Bd. Secretary

Chairman Marinelli announced that Mr. Brinkerhoff will be a voting member for tonight's meeting.

Mr. Messina made a motion to approve meeting minutes of September 18, 2019 and was seconded by Mr. Scipione. Dr. Hozik abstained as he was not present for that meeting. All others approved. Minutes adopted.

**PLANNING BOARD ISSUES**

CHARLES LAPLACA  
WAIVER OF CURB AND SIDEWALK  
801 CHEW RD. APPL#2-19PB  
BLOCK 1708/LOT 1/ZONE R3

Present were: Chuck LaPlaca – 1510 Dubach St., Wall, NJ  
James Sassano – 41 S. Rt. 73, Hammonton, NJ – Sassano Associates since 1990.  
Richard Clemson – 41 S. Rt. 73, Hammonton – Sassano Associates – in his field since 1987.

Both Mr. Sassano and Mr. Clemson are recognized as experts in their field. Mr. Sassano gave testimony that Mr. LaPlaca bought this property so that he could build a home and retire to Hammonton. He also bought the next property over so that he would have a good separation in properties from neighbors. It was claimed that Atlantic County has already given approval to waive curb and sidewalk on the Chew Rd side of this corner lot. A written confirmation of said approval is a condition of approval. Due to it being a corner lot and the run off situation it was established that if curb and sidewalk were

erected that it would serve as a dam and cause hazardous conditions when it rained or snowed. Mr. LaPlaca has voluntarily said he is putting in a mechanism to have all runoff  
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go onto his property and pipe will dispose of run off to sewer drains. They feel this is a safer way to go. The property is over one mile from Bellevue Avenue or public walkways. Mr. Sassano sighted other curb and sidewalks wavers that the Town has approved in the last several months along with differences or similarities.

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

There was some discussion and questions from various Board members.

Mr. Scipione made a motion to approve and was seconded by Mr. Messina. All others voted yes. Motion carries.

Councilman Giraldo and Jonathan Oliva left the meeting as there were no other Planning Board issues to be decided.

### **ZONING BOARD ISSUES**

- Dr. Hozik excused himself from Board as he was not present at last meeting and thought he probably didn't enough information to vote.

SHARON LUCCA  
HARDSHIP VARIANCE FOR SIDEYARD SETBACK &  
FENCE HEIGHT  
421 W. PLEASANT ST.                      APPL#11-19ZB  
BLOCK 2409/LOT 5/ZONE R2

Ms. Lucca came before the Board on September 18<sup>th</sup> meeting after receiving a “Cease Work Order” from the Town of Hammonton. She was repairing her existing porch and fence. The Town had received an anonymous complaint of work being done without a permit. Once the Town investigated the property it was determined that previous owner who originally put up the porch and fence did so without coming to the Board and without getting any permits. This was unknown to Ms. Lucca based on her testimony. She purchased the home in 1996 and porch and fence were there at the time. It was further determined at our last meeting that this porch encroaches her neighbor (Lisa Melendez’s property by several inches. Ms. Lucca was then asked to come to an agreement of some sort with Ms. Melendez and then return to the Board for its October 16<sup>th</sup> meeting. Since then Ms. Lucca has procured a Deed of Easement from Ms. Melendez (373 Old Forks Rd, Hammonton) and both parties are now comfortable with the situation.

A 5 minute recess has been called.

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Upon return to the meeting Mr. Schroeder announced that Dr. Hozik had heard tonight's testimonies which was in fact all of the information from last meeting as well as a continuation and does possess enough information to make a fair vote. Ms. Lucca and her team were in agreement.

Open to the Public.

Mr. James Smith came forward, he owns the property on the other side of Ms. Lucca. He came to see what the outcome of this was and to add that there is no obstruction of view and that he is fine with Ms. Lucca repairing and keeping her property as it has been for over 20 yrs.

Public portion closed.

Mr. Scipione made a motion to approve the side yard setback variance and was seconded by Mr. Brinkerhoff. All others in favor so motion carries. Mr. Scipione made a motion to approve fence height variance and was seconded again by Mr. Brinkerhoff. Mr. Pherribo voted no. All others were in favor so motion carries.

### **RESOLUTIONS**

VINE STREET PROPERTIES, LLC  
WAIVER OF SITE PLANS  
317 BELLEVUE AVE. APPL#10-19ZB  
BLOCK 2409/LOT 5/ZONE R2

Applicant was approved for a 16x23 ft studio apartment above the garage at his rental property.

Mr. Messina made a motion to approve to memorialize this resolution and was seconded by Mr. Scipione. Dr. Hozik abstained as he was not present for this case. All others voted to approve. Motion carries.

Adjournment

Respectfully submitted this 17<sup>th</sup> day of October, 2019 by \_\_\_\_\_  
Kimberly MacLane, Board Secretary.