

**MEETING MINUTES OF NOVEMBER 6, 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 7PM with the announcement of the Sunshine Law and fire exit procedures. The Pledge of Allegiance was recited. This meeting was televised.

PRESENT:

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

ABSENT:

Salvatore Capelli
Mickey Pullia
Councilman Joe Giraldo
Charles Baldi
James Matro

ALSO PRESENT:

Jim Schroeder, Esq.- Bd Solicitor
Mark Herrmann – Engineer
Kim MacLane- Bd Secretary

EXCUSED:

Kevin Dixon - Planner

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

Mr. Messina made a motion to approve meeting minutes of October 16, 2019 and was seconded by Dr. Hozik. All others approved. Minutes adopted.

PLANNING BOARD ISSUES

KESSLER MANAGEMENT, LLC
MINOR SUBDIVISION
600 S. CENTRAL AVE. APPL#6-19PB
BLOCK 3801/LOT 73/ZONE HB & R1

Appearing before the Board are: Brian G. Howell, Esq. who represents the applicant and Steven Rosefsky, 2 Broad Street Suite 400, Bloomfield, NJ 07003 of Kessler Management, LLC. Applicant was seeking to subdivide property in order to sell house that was located on property. Some years ago these were two separate properties and the then Kessler Hospital purchased said property as a place for employees to rest on long shifts and merged the two properties at that time. Since the management company has taken over and there is no longer a need/use for that building the desire is to subdivide and sell off that property as a residential home. There are no variances needed or requested. Applicant is aware that when the Town decides curb and sidewalk is mandatory that the new owners will comply with that request as a condition of this request. Town water and sewer is available. Applicant will amend the condominium documents as this is how Kessler property is sectioned off. No demolition will be done at this time. This property will be in the R1 zone. Mark Herrmann read his report noting six items that he brought to their attention and Kessler Management LLC has agreed to make said changes.

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Meeting was opened to the public. None came forward. Public portion was closed. Jim Schroeder, Esq. read the conditions established for approval.

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

RESOLUTIONS

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

Applicant was approved at our October 16th meeting. The Town has waived the requirement of curb and sidewalk at this time. Applicant realizes that if the Town were to make it mandatory in the future that he would comply at that time.

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

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

Applicant was granted a Deed of Easement as her side porch encroached her neighbor's property. Applicant was further granted the variances requested to repair and replace existing fence.

Mr. Scipione made a motion to adopt and was seconded by Dr. Hozik. Mr. Pherribo voted no. All others voted yes. Motion carries.

GENERAL BUSINESS

The Board was provided with the potential meeting schedule for 2020.

Mr. Messina made a motion to adopt the meeting schedule and was seconded by Dr. Hozik. All others in favor. Motion carries.

Our November 20th and December 4th meetings have been cancelled. Our next scheduled meeting will be Wednesday, December 18, 2019.

Adjournment

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Respectfully submitted this 12th day of November, 2019 by _____

Kimberly MacLane,
Board Secretary