

**MEETING MINUTES APRIL 18, 2018
PLANNING/ZONING BOARD OF ADJUSTMENTS
TOWN OF HAMMONTON**

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

PRESENT:

Michael Hozik
Michael Messina
Gordon Pherribo
Ray Scipione
Vincent Messina
Jonathan Oliva
James Matro

ABSENT:

Salvatore Capelli
Mickey Pullia
Bill Brinkerhoff

EXCUSED:

Steven DiDonato
Joseph Giraldo
Bob Vettese

ALSO PRESENT:

James Schroeder, Esq.
Kevin Dixon –
Planner/Traffic
Kim MacLane- Board
Secretary

ADOPTION OF MINUTES:

Mr. Michael Messina made a motion to approve the Hammonton Planning/Zoning Board Minutes for February 21, 2018. Mr. Scipione seconded the motion. All members were in favor.

Chairman Marinelli called three alternates to be voting members for this evening's meeting: Vincent Messina, Jonathan Oliva and James Matro.

Chairman Marinelli made a point of thanking Mr. Phil DeMarco for his service as he has resigned from the board. He welcomed Mr. Michael Messina as a regular member to take Mr. DeMarco's spot on the board.

PLANNING BOARD ISSUES

No Planning Board Issues for this meeting.

ZONING BOARD ISSUES

ADOPTION OF NEW RULES AND REGULATIONS FOR THE BOARD.

Mr. Pherribo made a motion to approve the Rules and Regulations which was seconded by Mr. Scipione. All members were in favor.

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PUBLIC HEARINGS

HARDSHIP VARIANCE – FENCE HEIGHT

BRIAN & LISA HOWELL

3 GIRARD LANE

Block 3106/Lot 24.01/R1

Wants to extend small portion of fence higher than what code would normally allow in said zone. Mr. Howell was sworn in. They currently have a 4 ft fence and a small portion on side is 3 ft and they wish to extend it to 4.5 feet so that they can let their dog out the back door to go free without having to put him on a lead. Mr. Dixon in his report said this small amount of fence and small amount of difference is negligible and has no problem with such a request.

OPEN TO PUBLIC – Nobody came forward. CLOSED PUBLIC PORTION

Mr. Matro made a motion to approve variance. Mr. Scipione seconded the motion. All members were in favor.

ADOPTION OF RESOLUTION: CURT & KELLY PERRONE OF KCP REAL ESTATE HOLDINGS, 8 WEST GIRARD LANE, Block 2510/Lot 13/Zone DT4

Changing a warehouse into a distillery.

OPEN TO PUBLIC - Nobody came forward. CLOSED PUBLIC PORTION

Motion to approve was made by Mr. Michael Messina and was seconded by Mr. Oliva. Abstaining were: Mr. Hozik, Mr. Pherribo, and Mr. Matro who were not present for hearing. All other members were in favor.

HARDSHIP VARIANCE:

ANTHONY ROBIDEAU

Block 1803/Lot 15.03/Zone RR at 855 N. 3rd Street

Seeking Hardship Variance for ground mounted solar panels on his property. Sworn in were Mr. Robideau and Mr. Bill Howey of NJ Solar, 66 Sherwood Ln, Bayville, NJ. He cannot have panels on roof due to trees that hang over roof and provide a good breeze. Some of the trees are Mr. Robideau's and some belong to his neighbor. Neither party wants to cut down trees. Mr. Robideau wishes to cut some trees in the back portion of his property to put panels. The dimension of the panels will be 5'7 and slope down to 2 ft off the ground. The panels will be fenced in by vinyl privacy lattice which is according to electrical code, per Mr. Howey. Mr. Dixon indicated from his report that area cleared was 14x70 and 30 ft setback from backline of property and 175 ft from house. There is a horse farm on neighbor's property to the back and there is tree buffer between properties.

OPEN TO PUBLIC – Nobody came forward. CLOSED PUBLIC PORTION

Mr. Hozik made a motion to approve which was seconded by Mr. Michael Messina. All members were in favor.

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VARIANCE FOR MINOR SUBDIVISION:

JOSEPH & CHRISINE CALABRIA

Block 1901/Lot 13.01/Zone RR, 700 N. Chew Rd.

Seeking to subdivide their property from 1 lot into 3. Mr. & Mrs. Calabria were sworn in. Also sworn in was Mr. Brian Peterman of Peterman Maxcy Associates, LLC engineering, surveying, and planning company located at 189 So. Lakeview Dr, Gibbsboro, NJ 08026. They will want subdivision for their kids. One property will be building a house shortly and the other property at sometime in the future. The new homes are not part of the subdivision hearing and will be on their own merit. They will be filing by deed not by site plan. According to report from our planner, Mr. Dixon the new properties will be known as Block 1901/Lots 13.01, 13.03 and 13.04. The variance needed is due to Lot 13.01 side lot will be 19 ft where it should be 25ft. Lot 13.03 frontage will be 106 ft where it should be 120 ft. They are further asking for relief of curb and siding requirements due Exhibit A1 showing 16 plus lots in that area that currently don't have curb and siding. There is nothing for these properties to connect to. They would be willing to incur this expense in the future if town would require it as everyone else is made to do it also. Exhibit A2 is the survey that showing curbing and sidewalk inconsistent in that area. They have received County and Pinelands approval of their request.

CONDITIONS: (1) Mr Dixon's report pg 3 review sections 1-5 must happen. (2) Fire Chief must review at time of any building to make sure that emergency vehicles could bring assistance if necessary. (3) Any accessory buildings can not be more then 50% of primary dwelling. (4) Plot plan to engineer as ordained at that time. (5) All easements recorded on deed and (5) Will not rip out hedge road that divides the properties.

OPEN TO PUBLIC- nobody came forward. **PUBLIC PORTION CLOSED.**

Mr. Hozik made a motion to approve subdivision which was seconded by Mr. Scipione. All members were in favor. Mr. Michael Messina made a motion to waive curb and sidewalk and was seconded by Mr. Oliva. Mr. Hozik and Mr. Pherribo voted NO. All other members voted in favor. Motion carried.

AMENDED TO RESOLUTION:

SPELLCASTER PRODUCTIONS 12 OF 2017 TO CHANGE WORDING ON RESOLUTION ADOPTED 02/21/18.

Sworn in were Mr. Fred DeClement, Esq. who announced that his client Mr. Kevin Rodio wished to withdrawal his request at this time. Mr. Cappuccio will be notified if this should change in the future.

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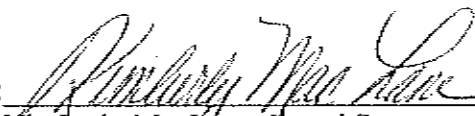
DISCUSSION ON NEW APPLICATION GOING FORWARD.

Some changes were discussed for the new application, items from both Mr. Vettese our engineer and board members. These changes will be implemented to make the application more user friendly and clear. We will be putting this application on town website so that consumers will be able to either complete on line or print out, fill in and bring to Construction office. These agreed upon changes will be implemented shortly and forwarded to board and made for public use.

Mr. Matro made a motion to approve new application subject to changes being made. Mr. Oliva seconded said motion. All members were in favor.

Adjournment at 9:25pm

Respectfully submitted by:
2018



Kimberly MacLane, Board Secretary

on April 24,