

**MEETING MINUTES, JULY 18, 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 Messina
Gordon Pherribo
Mickey Pullia
Ray Scipione
Bill Brinkerhoff
Vincent Messina
Jonathan Oliva

ABSENT:
Michael Hozik
Salvatore Capelli
Mayor DiDonato
James Matro

ALSO PRESENT:
James Schroeder, Esq.
Carmack Morrissey/
Planner
Robert Vettese/
Engineer
Kim MacLane/Board
Secretary

Mr. Brinkerhoff, Mr. Oliva, and Mr. Vincent Messina who are alternates were designated as voting members for tonight's meeting.

ADOPTION OF THE MINUTES:

Mr. Michael Messina made a motion to approve and adopt the meeting minutes from our June 20, 2018 meeting. Mr. Pherribo seconded that motion. All members voted in favor.

TUCKAHOE TURF FARMS – Mr. Allen Carter came to report back to the board as requested on their progress with getting approval to expand their agricultural building making it larger than the average agricultural building. Mr. Carter went before the county and was granted approval on 7/17/18. He gave us a broad explanation of the business and process thus far. Tuckahoe Turf Farms is responsible for supplying and maintaining turf for many major sports teams including the Philadelphia Eagles. The addition will be an additional 3100 sq ft. They will be installing a fire wall between current building and the addition. Also intended is a concrete heated floor as they need fresh not frozen/dead turf for winter sporting events. They will forward county resolution to us as soon as they receive it.

HOUSING ELEMENT/FAIR SHARE HOUSING- Shirley Bishop, Representative and Brian Howell, Esq., our Conflict Solicitor and also Michael Melinsky, Town Solicitor came to talk to the board in this regard. Each town is responsible for having their required percentage of suitable and affordable housing. Many numbers/statistics were provided and can be viewed on the recording of this meeting. This matter will be discussed at our August 1, 2018 meeting.

Mr. Giraldo left the meeting as there were no Planning Board issues to be voted on.

308 S. WHITE HORSE PIKE
BLOCK 3904/LOTS 39 & 40/ZONE HB

Carmack Morrissey of Dixon Associates delivered the report from his office concerning the non-condemnation area in need of redevelopment. The property is surrounded on three sides by woods and they have wetlands behind them. Property is in disrepair and had their fair share of code violations. The police have been called to property on numerous occasions. There is underutilized space and parking. Parking lot in need of repair with cracks and weeds growing within the cracks. Curb appeal is gone. He sited pot holes, striping faded or non-existent Property is dark due to wooded area blocking natural light. Hotel usage is better in summer with many farm workers utilizing this facility on a seasonal basis but the remainder of the year is not heavily occupied. The entrance and exit are opposite to those who use it if staying to visit shore area.

This property is in a great location and should be revitalized to a usable and attractive area that it once was. Mr. Oliva made a motion to recommend to mayor and counsel that an ordinance be established to redevelop this property for the betterment of the town of Hammonton. Mr. Michael Messina seconded the motion. All in favor and motion carried.

Mr. Vettese and Mr. Pullia were excused from the meeting.

MARYANN DOMENICO
USE VARIANCE
Block 1201/Lot 25/Zone HB
762 12th Street

Continuance from June 20th meeting. Mrs. Domenico was seeking approval for ground mounted solar where only roof mounted is aloud. There were some items requested at last meeting so that the board could get more of a visual of where panels would be and their exact width and height as proximity to property lines. Mrs. Domenico and Todd Nehmad of Ecosse Energy gave testimony. The roof is not sufficient for the amount of arrays needed and home is about 100 yrs old and may not be able to sustain the weight. Ecosse Energy was able to supply information so that board could cast vote. They will be taking down one tree and agreed to come in for a tree permit.

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

Mr. Scipione made a motion to approve and was seconded by Mr. Vince Messina. All members voted in favor. Motion carried.

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MEMORIALIZATION OF RESOLUTION
KRAMER BEVERAGE REAL ESTATE , LLC
Block 1201/Lots 44,45,46 & 54
11th St. and 2nd Rd.
Minor Subdivision

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

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

MEMORIALIZATION OF RESOLUTION
MMG REALTY HOLDINGS, LLC
Block 4801/Lot 6/Zone AP
Main Road
3rd of 3 1yr extensions of approval.

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

Mr. Scipione made a motion to adopt resolution and was seconded by Mr. Vince
Messina. All in favor. Motion carried.

MEMORIALIZATION OF RESOLUTION
GLORIA SANTILLI
Block 1001/Lot 34/Zone R2
Use Variance for ground mounted solar.

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

Mr. Michael Messina made a motion to adopt resolution and was seconded by Mr. Vince
Messina. All in favor. Motion carried.

MEMORIALIZATION OF RESOLUTION
THE LGG CLUB
Block 2709/Lot 7/Zone DTI
Hardship Variance for fence height.

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

Mr. Pullia made a motion to adopt resolution and was seconded by Mr. Michael Messina.
Mr. Scipione and Mr. Oliva abstained. All others in favor. Motion carried.

Adjournment