

MEETING MINUTES April 6, 2022  
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 Marinelli in the Council Chambers at approximately 7 P.M. with the announcements of the Sunshine Laws and fire exit procedure. The Pledge of Allegiance was recited.

**PRESENT:**

Ralph Capaccio  
Michael Hozik  
Michael Messina  
Jonathan Baske  
Mickey Pullia  
Chris Kalani  
James Matro  
Gordon Pheribbo  
Councilman Wuillerman  
Councilman Oliva  
Chairman Marinelli

**ABSENT:**

Ray Scipione  
Bill Brinkerhoff

**ALSO PRESENT:**

Joseph McGroarty, Esq  
Shelly DiChurch, Secretary  
Mark Hermann, Eng  
Anthony Bernato, Construction  
Frederick Declement, Attorney Fire Co  
Lance Landgraf, Planner Fire Co.  
Joe Delizza. Secretary Fire Co.

"Chairman Marinelli called for a motion to approve the March 16, 2022, meeting minutes. The motion was made by Michael Messina and seconded by Michael Hozik. The minutes were approved.

**PLANNING BOARD ISSUES**

Hammonton Independent Volunteer Fire CO. #2  
51 N. White Horse Pike (Block 4601, Lot 27)  
Hammonton, NJ, 08037  
(ARH File 1112113.01)

Frederick Declement, representing attorney for the Hammonton Vol. Fire Co. began by stating the Hammonton Vol. Fire Co has been here in Hammonton at this location for 125 years. The applicant is applying for a new digital sign to replace the existing outdated sign. He wanted on record that the application was initially submitted as a 'd' variance, but after discussion with Stuart Wiser and Joseph McGroarty, it was recommended that the application should reflect a 'c' Variance. Mr. Declement turned the discussion over to Lance Landgraf, the planner for the Hammonton Vol. Fire Co. Lance Landgraf identified himself as a licensed NJ Planner, and was accepted as an expert by the Board.

Joseph McGroarty swore in the following:

Joe Delizza , Secretary Fire Co # 2  
51 N White Horse Pike  
Hammonton,NJ 08037

Lance Landgraf, Fire Co Planner  
9 S. Harvard Ave  
Ventor, NJ 08406

Lance Landgraf continued by saying that they originally filed the application with a 'd1' variance, but after discussing this with Stuart Wiser they believed it should be a 'c2' variance. Mr. Landgraf stated that the site is well suited for this use and that they meet all the set backs. He continued to state that the Hammonton Vol. Fire Co. # 2 is in the GW-2 district, which does not permit civic type structures. However, this building has been existing for some time and predates the form-based code so it's an existing non-conforming building with regard to form-based code. Mr. Landgraf said he believed Mr. Wiser would agree that they don't need that relief. Stuart Wiser responded that he recommended to the board, assuming that they are satisfied that it predates the zoning and that it be granted a certificate of non-conformity. Mr. Wiser continued explaining that if it ever comes up again it has been determined by the Board that it's an existing non-conforming use, and that documentation is in the file. Mr. Landgraf then explained what is being proposed is the replacement of an existing outdated sign with a digital sign that they would no longer have to manually change but could do so digitally. They would like to bring the sign onto their property as it currently is on the nursing home's property with no easement on file. The nursing home also does not have a copy of the easement available. He stated that this could have been a hand shake agreement years ago. The sign will be a 34.8 square feet, digital changeable sign. The ordinance permits up to up to 120 square foot pylon sign or 80 square foot monument sign. What being requested is neither of those and smaller than the maximum for either type. The sign complies with the maximum width of 8 feet but the height is a little taller at 9.35 feet, and the maximum permitted is 8 feet. The design of the sign is non-conforming and the clearance that is required is 7 feet. They are proposing 5 feet. It is not near a sidewalk or pedestrian area. One parking space will be removed to allow the sign to be away from the roadway and not in any sight triangles along the White Horse Pike for traffic safety. The maximum lettering will be 6 inches which meets the standards permitted. Mr. Landgraf continued with a design waiver needed for the support of one pole. Technically there are 2 poles but they are covered with one solid wrap around the bottom, which requires a waiver for that design standard. The message board will be for on-site advertising only for events and public safety messages. The Hammonton Vol Fire Co will follow all state sign criteria for use of this sign. They will not have anything distracting to drivers such as animation or scrolling. They will also follow all federal highway standards. They will also abide by the federal laws of 10-15 seconds for the message board. Municipal Code Section 175-61D 7F4 does not permit electronic message boards, therefore a 'c2' variance is needed since this is an accessory use to the permitted use on the site. Surrounding uses are all commercial non-residential. Mr. Landgraf reiterated that the use of the sign will only be for advertising events for the Fire Co that generate funds needed as the Fire Co is volunteer. This will also save save money for taxpayers, with funds raised reducing the need for town dollars. Mr. Landgraf concluded his discussion. Councilman Wuillermin questioned what will happen to the existing sign. Mr. Landgraf responded that it will be taken down. He agreed that the address can be added to the top of the sign.

Councilman Wuillermin also stated there will be a stipulation in the approval that the use of the sign will be for the purposes of the Fire Company exclusively, and no off-site advertising or uses. Mr. Landgraf addressed that by stating off-site advertising would then be a billboard and need another variance.

Councilman Oliva questioned if the information cycle had to be shorter than 10-15 seconds. Mr. Landgraf responded that it can be as long as 10-15 seconds by federal laws. Councilman Oliva questioned Mr. Landgraf to confirm the Fire Co has all the information to adhere to these laws. He confirmed that they have this information and will abide by these laws and regulations.

Chairman Marinelli asked what the hours and operation of the sign will be. Mr. Landgraf responded 24/7. Chairman Marinelli also confirmed that only information on the sign will pertain to the Fire Co. Mr. Landgraf responded yes that's correct.

Michael Hozik questioned a solicitation he received to support this sign providing examples of local businesses donating funds to receive advertisements on the new sign. Mr. Landgraf responded that he did not see this but it would not be allowed. Gordon Pherribo also commented on this matter stating it appears more is wanted to be done with this sign than is stated in the application. Joe Delizza, the secretary for the Hammonton Fire Co responded to say the original mailer went out to raise money for the sign never having intentions to advertise on the sign for any local business. Joe went on to say the sign is out dated and not on their property. Also the Fire Co will not go against any policies. Gordon Pherribo questioned the application being so broad that the sign can be used however wanted. Mr. Landgraf responded that the Fire Co cannot advertise something that is not happening on the property and if they do a fine can be issued or the sign turned off as it is not permitted. Stuart Wisner addressed Mr. Lizza asking if the sign will be used to thank businesses for donations. Mr. Lizza responded no, that they had already thanked people or will find other ways to thank businesses, and it was never their intention to use the sign for that.

Stuart Wisner discussed the ARH report with the Board members in detail because they received the report the same day as the meeting. He walked through the important pieces. The first item on page 4, footnote 12 confirming that there will be a parking space eliminated. Mr. Landgraf confirmed one space removed. Mr. Wisner asked if removing this parking space will put them below what is needed for the ordinance or for functioning of the Firehouse. Mr. Landgraf stated that 55 are required and they have 65. Mr. Wisner wanted to get a landscaping plan into the record. Mr. Landgraf confirmed that around the bottom of the sign they will do plants and the Fire Co will maintain them. Mr. Wisner continued by reiterating that the use of this building predates current Hammonton Zoning. Under that scenario the use and building are grandfathered into what they are now. The Board should issue a certificate of non-conformity, that we can fill out and that will go in the file for this property. Mr. Wisner also reiterated that this sign is an accessory use to the structure and requires a 'c' variance. Mr. Wisner confirmed with Mr. Landgraf that the lettering on the sign will stay at 6 inches. They also confirmed that no colored lights such as red, blue and green resembling emergency colors will be used on the sign, and that there will be no light spill over. Mr. Wisner questioned the size of the antenna that will be installed for this sign and Joe Delizza confirmed that it will be a small antenna on the roof.

Chairman Marinelli called for a motion, and Councilman Wuillermin made the motion. It was seconded by Jonathan Baske. Motion carried.

Chairman Marinelli opened the meeting up to the public;no one came forward.  
Public portion closed.

### ZONING BOARD ISSUES

There were no Zoning Board Issues this meeting.

### RESOLUTIONS

CTX INFRASTRUCTURE , LLC  
PRELIMINARY MAJOR SITE PLAN APPROVAL W/ 'C' VARIANCE RELIEF  
P.O. BOX 793 APPL # 6-21PB  
BLOCK 1201, LOT 1.01

Applicant was approved to construct an 8,000 S.F. commercial office building, a 4000 S.F commercial maintenance building, an equipment storage yard and associated site improvements on Lot 1.01.

Chairman Marinelli called for a motion to approve the Resolution The motion was made by Mickey Pullia and seconded by Michael Messina. Motion approved.

### GENERAL BUSSINESS

The next meeting will be in person on May 4, 2022, at the Town of Hammonton, 100 Central Ave on the 1<sup>st</sup> floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday April 12,2022 by



A handwritten signature in cursive script, appearing to read "Shelly Scher", is written over a horizontal line.