

Meeting Minutes May 4, 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 Cappaccio
Michael Hozik
Michael Messina
Gordon Pherribo
Mickey Pullia
Ray Scipone
Councilman Wuillermin
Bill Brinkerhoff
Chris Kalani
James Matro
Chairman Marinelli

ABSENT:

Councilman Oliva
Jonathan Baske

ALSO PRESENT:

Joseph McGroarty, Esq
Shelly DiChurch, Secretary
Mark Hermann, Eng
Anthony Berenato, Construction
Brian Howell, Salvatore Mento Attorney
Salvatore Mento, Applicant
Stuart Wiser, Planner

“Chairman Marinelli called for a motion to approve the April 6, 2022, meeting minutes. The motion was made by Michael Messina and seconded by Mickey Pullia. The minutes were approved.

PLANNING BOARD ISSUES

Salvatore & Kathryn Mento
629 N. First Rd (Block 1901, Lot 11 & 11.01)
ARH File 1113088 Appl # 22-01PB

Joseph McGroarty swore in the following :

Savatore Mento III (Sam Mento), Applicant
629 N. First Rd
Hammonton NJ 08037

Brian Howell, the attorney representing Salvatore & Kathryn Mento, began by reiterating that the applicants Salvatore & Kathryn Mento reside at 629 N. First Rd. Mr. Howell stated that this matter involves their property and the property adjacent to it, which they also own.

Ray Scipione announced that he was excusing himself from this hearing. Chairman Marinelli noted that Ray Scipione was to be excused.

Brian Howell continued stating that Mr. and Mrs. Mento reside in the house that sits further back on First Rd and they also own the adjoining house closer to the road. Mr. Howell proceeded to explain that the applicant is here to ask the Board to approve the movement of the existing property line. The current property line that divides the two properties runs from First Rd all the way straight back. Mr. Howell referred to the plan stating Mr. and Mrs. Mento have a piece of concrete that encroaches minimally over that line. More importantly they have their septic system which is located in the back right of their home if you are looking from the street, which is significantly into the neighboring yard. The applicants are in the process of selling this neighboring property and in their opinion this is a good time to come forward to adjust the lot line. These lots are deep lots that run about 500 feet deep. Adjusting this lot line will make it easier for the company that does septic system maintenance to access their septic tank to perform required cleansing. The variances needed are for two pre existing lot width issues: neither lot meets the 120 ft minimum requirement. Lot 11 is 117 ft and Lot 11:01 is 90 ft. Mr. Howell stated in his closing comments that there was a notification for a side yard variance but that under the code a side yard variance is not needed as the Town Engineer and Planner can attest.

Salvatore Mento commented that this property was formerly his grandfather's property and that he currently resides in what was originally the family homestead that was built by his great grandfather. They migrated away from the farm and the land became building lots. Mr. Mento explained this to point out that when it's family residing as neighbors it is not as big of a deal to have a septic tank extend across the property line or the presence of little extra concrete over the property line. But circumstances have changed, and they would like to sell his grandfather's house and address these issues. Mr. Howell questioned Mr. Mento if the Board approves the movement of that lot line, how close will the septic bed come to the new property line. Mr. Mento answered that it would then be 25 ft from the new line. Mr. Howell stated he had nothing further.

Michael Hozik asked Mr. Mento if the entire septic system would then be on his property with the new line. Mr. Mento responded yes.

Chairman Marinelli asked for the Town Engineer's comments. Mark Hermann stated they reviewed the plan and they had no comments. He stated that everything is in order. Mr. Hermann continued by stating that the only thing in question was the septic system placement relative to the new property line. He wanted to make sure there was adequate separation. Mr. Howell's testimony made it clear that there was, and Mr. Hermann stated he is satisfied.

Chairman Marinelli asked for the Town Planner's comments.

Stuart Wiser stated that his report finds the need for two variances, both for lot width along the building set back line where 120 ft required. Lot 11 has approximately 117 and a half ft and Lot 11:01 has 90 ft. Both are pre existing non conformities that are not being caused by or made worse by the purposed actions. Stuart Wiser recommended the Board handle these variances as technical variances grandfathered in but felt appropriate to go through the process to grant the variances so that this matter is on the record. Stuart Wiser recommended the variances granted due to a pre existing condition.

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

Chairman Marinelli called for a motion, and Mickey Pullia made the motion. It was seconded by Michael Hozik. Motion carried.

ZONING BOARD ISSUES

There were no Zoning Board Issues this meeting.

RESOLUTIONS

Hammonton Independent Volunteer Fire Co. #2
51 N. White Horse Pike (Block 4601, Lot 27)
Hammonton NJ 08037
(ARH File 1112113.01, APPL # 12-21PB)

Applicant was approved to replace their current sign with a new electrical message board sign.

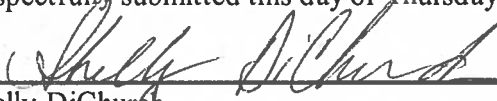
Chairman Marinelli called for a motion to approve the Resolution. The motion was made by Michael Messina and seconded by Ralph Cappaccio. Resolution adopted.

GENERAL BUSSINESS

The next meeting will be in person on June 1,2022, at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday May 5, 2022 by



Shelly DiChurch