

Meeting Minutes December 21, 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: **ABSENT:** **ALSO PRESENT:**

Ralph Cappaccio
Michael Hozik
Michael Messina
Gordon Pherribo
Mickey Pullia
Councilman Oliva
Councilman Wuillermin
Bill Brinkerhoff
Chris Kalani
James Matro
Chairman Marinelli

Ray Scipioine
Jonathan Baske

Joseph McGroarty, Esq
Shelly DiChurch, Secretary
Mark Hermann, Eng
Stuart Wisner

“Chairman Marinelli called for a motion to approve the October 19, 2022, meeting minutes. The motion was made by Michael Messina and seconded by Mickey Pullia. The minutes were approved.

“Chairman Marinelli called for a motion to approve the 2023 meeting schedule. The motion was made by Councilman Wuillermin and seconded by Micheal Hozik. The schedule was approved.

PLANNING BOARD ISSUES

ALESSIO VENTURINI
221 N GRAND ST
HAMMONTON NJ 08037
ARH # 11-12118 APPLICATION # 22-06PB

Joseph McGroarty swore in the following :

Alessio Venturini
221 N Grand St
Hammonton NJ 08037

Mr. Venturini addressed the Board to explain that he was applying due to setbacks not being met to install an in ground pool. Mr. Venturini advised that he was requesting a C Variance to grant construction of his proposed pool. Mark Hermann asked Mr. Venturini to explain the perimeter fence. Mr. Venturini explained that the fence is in compliance which is 5 ft and would cause no detriment to the neighbors. Mark Hermann asked Mr. Venturini to show the survey provided was the most recent. Ed Wuillerman questioned if installing a smaller pool would comply with the set back requirements. Mr. Venturini responded that he looked into installing a smaller pool and would still not be able to meet the set backs. Joe McGroarty stated that the applicant needed a C Variance due to the lot size to fit the pool. Gordon Pherribo questioned how much room would be between the existing shed and the pool. Mr. Venturini answered that it was approximately four feet and the door opens towards the pool leaving approximately a foot when open. Gordon Pherribo expressed his concerns that if the shed door is open and there is only one foot from the pool then the door could be dangerous so close, possibly causing a child to fall in the pool. Mr. Venturini agreed to move the shed door to the side of the shed for safety. Chairman Marinelli opened the meeting up to the public.

No one came forward, public portion closed.

Joe McGroarty called for a motion for 2 C Variances with the condition that the shed door couldn't open towards the pool. The motion was made by Ed Wuillerman and seconded by Michael Messina. Approved.

JAMES SASSANO
447 BELLEVUE AVE
HAMMONTON NJ 08037
ARH# 1113090.01 APPLICATION # 22-10PB

Joseph McGroarty swore in the following:

James Sassano
447 Bellevue Ave
Hammonton NJ 08037

Brian Howell spoke as the representing attorney for James Sassano. Brian Howell referred to the plans to describe the lots that have been vacant for many years as well as a land locked lot behind Mr. Sassano's home. Mr. Sassano had to acquire all the lots in the application. Currently there are 5 lots: one is land locked, one is Mr. Sassano's home and three lots on Packard, and if the approvals are granted there will still be 5 lots.

Mr. Sassano testified as the applicant as well as the surveyor/planner for his project. Mr. Sassano started this project mainly to acquire the lot behind his existing home to install a pool and pole barn. Mr. Sassano explained that he will deed restrict these lots to ensure the size and appearance of these homes will be suitable. Mr. Sassano explained that one of the variances needed was for the height of the desired pole barn in order to install a storage loft, that will be used for storage only not apartment purposes. Mr. Sassano confirmed that there will be no plumbing for the loft. Stuart Wiser confirmed that anything in addition to the pole barn the applicant would need to come back to the Joint Land Use board if wanted to in the future. Mr. Sassano stated the proposed building

height of the pole barn will be not to exceed 22.3 existing house 23.5 . Stuart Wiser confirmed the requirement is approximately 18 ft therefore a C Variance is needed. Mr. Sassano explained another option as to install an attached garage but that was not suiting due to a shared driveway. Mr. Sassano explained with this application they are requesting to move the property line 3ft which will help give the cars in the driveway room from the gas meter and chimney that are off the house. Mr. Sassano expressed his interest in having 4 homes build on the build able lots was to recapture costs for this project and to attempt to break close to even. Staurt Wiser confirmed these lots meet the requirements to build. Mr. Sassano explained that each lot the homeowner will be required to plant 3 trees.Mr. Sassano confirmed the size of the proposed garage should be 26x30 as there were 2 footprints on file. Mark Hermann stated that the testimony had addressed his concerns in the ARH report. Stuart Wiser stated that this property was in 2 zoning districts and would need a variance for the height of the building. Chairman Marinelli opened the meeting up to the public. Mr. Sassano’s neighbor came forward to say that nothing uncommon is being proposed in this application for their neighborhood and believes no detriment in this application. No one else came forward, public portion was closed. Chairman Marinelli called for a motion; the motion was made by Mickey Pullia and seconded by Councilman Wuillermin. Motion carried.

ZONING BOARD ISSUES

There were no Zoning Board Issues this meeting.

RESOLUTIONS

TYLER DORNEWASS
623 N 3RD ST
HAMMONTON NJ 08037 (BLOCK 2104, LOT 7)
ARH #11-70021.09 APPLICATION # 15-21PB

APPLICANT WAS APPROVED FOR A CURB AND SIDEWALK WAIVER.

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

GENERAL BUSSINESS

The next meeting will be in person on January 18, 2023, at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday December 28, 2022 by

Shelly DiChurch