

Meeting Minutes February 15, 2023
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 Olivo 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
Jonathan Baske
Councilman Wuillermin
Chairman Olivo
Chris Kalani
James Matro

ABSENT:

Councilman Oliva
Ray Scipione
BillBrinkerhoff

ALSO PRESENT:

Joseph McGroarty, Esq
Shelly DiChurch, Secretary
Mark Hermann, Eng
Stuart Wiser, Planner
Fred Declement , Applicant Attorney
Charles J, Tomasello , Applicant
Brian Peterman, Applicant's Engineer
Lance Landgraf, Applicant's Planner
Steve Clark, KC Signs

“Chairman Olivo called for a motion to approve the February 1, 2023, meeting minutes. The motion was made by Michael Messina and seconded by Ralph Capaccio. Michael Hozik and Jonathan Baske abstained from voting. The minutes were approved.

PLANNING BOARD ISSUES

There were no planning Board issues this meeting.

ZONING BOARD ISSUES

Tomasello Winery
225 N. White Horse Pike (Block 4501, Lot 37)
Hammonton NJ 08037
Appl # 22-17ZB ARH # 1112125.01

Joe McGroarty swore in the following:

Jack Tomasello- applicant
225 North White Horse Pike
Hammonton NJ 08037

Fred Declement – applicant attorney
300 N 3rd St
Hammonton NJ 08037

Lance Landgraf
9 South Harvard Ave

Steve Clark
142 Conchester Hwy

Fred Declement introduced himself as the representing attorney for Mr. Tomasello, requesting a C Variance to replace the current sign with an electronic sign.

Brian Peterman then introduced himself as the engineer for the applicant. Mr. Peterman explained that the current sign was damaged by a car accident. Mr. Peterman continued to describe the proposed sign as followed: located on the White Horse Pike, the location of the new sign is logical to place in the same location as the existing, the new sign will be a more up to date sign that is back lit and digital changeable. Mr. Peterman also stated that they are requesting a variance for set backs not met.

Lance Landgraf spoke as the Applicants Planner. Mr. Landgraf stated that they are seeking a more modern sign that is easily changed and used for on site advertising only. Mr. Landgraf continued to advise that the Tomasello Winery is located in the HB zoning district. Mr. Landgraf explained the size of the proposed sign: approximately 69 sq ft proposed and is below the allowed 100 sq ft allowed, also complies with the height allowance, size of lettering will be in compliance following the requirement of 6 inch max, will comply with DOT regulations and will not scroll instantaneous, just over 50% for the messaging and that will also comply with requirements. Mr. Landgraf expressed the new sign will promote public safety being more clear and efficient being well suited for this location on a state highway. Mr. Landgraf explained that this new sign will be seen sooner and promote better traffic flow, no impeding on visuals, no site triangles obstructed, the proposed sign is smaller than what is permitted.

Councilman Wuillermin questioned Mr. Landgraf why these signs were prohibited. Mr. Landgraf answered that the codes are not that old but they also were not done in the last 5 years and digital signs have become more popular in the last 5 years. Mr. Tomasello explained that the sign will be used for on site advertising for wine tasting, events, wedding receptions and new wines. Councilman Wuillermin questioned Mr. Tomasello why he was interested in changing the classic look of the current sign. Mr. Tomasello explained that the current sign has been replaced twice and changing the letters on this sign is difficult. Councilman Olivo questioned if studies have been done for the distractions of digital signs. Lance Landgraf commented that federal regulations will be met for this sign and that digital signs are easier to read. Gordon Pherribo questioned who decides if the lighting of the sign is too bright. Steve Clark explained that the sign has automatic dimmers at night and it will not exceed 4,000 knits at night. Stuart Wisner stated that federal regulations on Rt 30 govern. Mr. Tomasello stated that there will be no flash advertising.

Mark Hermann spoke in reference to the ARH report stating that the sign will not be in any sight triangles, the footing and foundation of the sign proposed are robust.

Stuart Wisner spoke in reference to the ARH report and stated that the google earth or ariel requested had not been submitted but wasn't concerned that was critical for making a decision but noted for a condition of approval. Mr. Wisner did question the location of the sign since the current sign had already been involved in auto accident. Mr. Tomasello explained the woman who hit the sign never tapped her brakes and went clear thru the property and hit the sign. Stuart Wisner confirmed the applicant will comply with the signs hours of operation being off at midnight and back on early morning and that nothing on the sign that resembles emergency lights.

Gordon Pherribo stressed concerns on the brightness of the sign and if it becomes an issue how that will be addressed.

Fred Declement stated that the DOT standards for the illumination will be followed. Stuart Wisner addressed the board in reference to granting the winery a zoning certificate for non conformity. Mr. Wisner stated that wineries and activities are not permitted in the HB Zone by codes but was previously lawfully permitted when the winery was built. Joe McGroarty stated that all discussed will be in the Decision and Resolution such as the conditions in the ARH report, DOT compliance, Certificate of non conformity, message on the sign 10 second timing and hours of operation.

Chairman Olivo opens the meeting to the public. No one came forward, public portion closed.

Chairman Olivo called for a motion. Godon Pherribo made a motion and the motion was seconded by Michael Messina. The motion was approved with only having one No vote from Chairman Olivo and all other votes yes.

RESOLUTIONS

Eagle Theater
200 Vine St (Block 2811, Lot 1)
Hammonton NJ 08037
Appl # 6-20ZB ARH # 1112103.01

Applicant was approved to construct a 2,000 sf accessory storage building in support of the principal structure on lot 1 and the Eagle Theater on adjacent lot 2 in Hammonton's in town (DT1) zoning district. Improvements to the existing single-family residential structure.

Chairman Olivo called for a motion. Godon Pherribo made a motion that was seconded by James Matro. Councilman Wuillermin, Mickey Pullia, Michael Hozik and Jonathan Baske abstained from voting. The motion was approved.

GENERAL BUSSINESS

The next meeting will be in person on March 15, 2023, at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday February 21, 2023 by

Shelly DiChurch