

**MEETING MINUTES OF JUNE 7, 2023  
JOINT LAND USE BOARD  
TOWN OF HAMMONTON**

The regular meeting of the Town of Hammonton Joint Land Use Board of Adjustments was called to order this day by Chairman William Olivo at approximately 7 pm. The Pledge of Allegiance was recited. The Sunshine laws were read. This meeting was televised. The official roll call was taken by Secretary, Kimberly MacLane.

**PRESENT:**

Councilman Jonathan Oliva  
Michael Hozik  
Ralph Capaccio  
Michael Messina  
Micky Pullia  
Jonathan Baske  
James Matro  
Chairman, William Olivo

**ABSENT:**

Councilman Wuillermin  
Gordon Pherribo  
Ray Scipione  
Bill Brinkerhoff  
Chris Kalani  
Stuart Wisner

**ALSO PRESENT:**

Joseph McGroarty, Esq Solicitor  
Mark Herrmann, ARH Engineer  
Kimberly MacLane, Secretary

Mr. Messina made a motion to adopt the meeting minutes of May 17, 2023 and was seconded by Mr. Pullia. Dr. Hozik abstained as he was not present for that meeting. All others in favor.

**PLANNING BOARD ISSUES**

Fiduciary Trust Co International of PA  
on behalf of Anthony Marquez Self Settled Special Needs Trust  
Curb and Sidewalk Waiver                      Appl#09-23PB  
141 E. 15<sup>th</sup> St.  
Hammonton, NJ 08037  
Block 1705/Lot 1.03/

Present for the meeting were Theresa Hollarand, Fiduciary Trust Mgr and Janice Heinold, attorney for the Trust. Theresa testified that she is in charge of investing for the Trust as well as making justified disbursements on behalf of Mr. Marquez. She stated that to the south end passed this property there are no sidewalks for over 600 ft and to the west there are no sidewalks for over 1000 ft. This is not an area where people would be walking and there is really nowhere to walk to. Just after this property is a bend which would make it dangerous to walk even if someone where to be so inclined to do so. They agreed to the two requirements set forth in the ARH review. Mark Herrmann of ARH stated that this property is located in the RR zone which is the least restrictive of the residential zones. Mr. Herrmann also stated that curbing could actually have a negative effect on drainage.

Open to the public. None came forward. Public portion closed.

Mr. Messina made a motion to approve and was seconded by Dr. Hozik. All in favor. Motion carries.

### **ZONING BOARD ISSUES**

JOHN & KELLY CELONA  
D VARIANCE FOR ADDITION TO HOME ON UNDERSIZED LOT  
134 PINE RD           APPL#23-03ZB  
HAMMONTON, NJ 08037  
BLOCK 4501/LOT 3/AP ZONE

Both Mr. & Mrs. Celona were sworn in by our Solicitor. The Celona's explained that they have lived in their home for 18 yrs and have two girls, ages 10 & 13 with only one bathroom and now that the girls are older need to add onto the house for these needs. Board Solicitor, Mr. McGroarty, Esq explained that although they originally applied for a C variance, they actually need a D variance as this house is on an undersized lot and the addition would enhance the non-conformity. It was also determined that Mr. & Mrs. Celona did not receive a copy of ARH review and so would be unprepared to answer the questions that would be asked of them. The Celona's asked for a continuance for their case and it was suggested that they may want to consult an attorney who would be able to explain the situation and help them in a defense of what they were asking for. Board Secretary will contact them to see if they would be ready for June 21<sup>st</sup> meeting or if they wanted to wait until July 5<sup>th</sup> to have time to prepare. Mr. McGroarty made sure that they knew that since they are asking for the continuance that they are agreeing to hold the Town harmless of the 45 day decision rule.

Dr. Hozik made a motion to approve the continuance and was seconded by Mr. Baske. All in favor. Motion carries.

### **RESOLUTIONS**

1100 BEL AIR PROPERTIES LLC  
TINDARO CATANIA  
ONE YEAR EXTENSION OF APPROVAL  
219 LINCOLN ST           APPL#13-23PB  
HAMMONTON, NJ 08037   2604/7

Applicant was approved for a one year extension of his August 7, 2019 approval. Councilman Oliva made a motion to adopt the resolution and was seconded by Mr. Matro. Dr Hozik abstained as he was absent for this case. All others in favor. Resolution is adopted.

AMY LANZA HUNTER  
MINOR SUBDIVISION  
849 1<sup>ST</sup> ROAD APPL#05-23PB  
HAMMONTON, NJ 08037 4013/10/RR

Applicant was granted her request to change lot lines wherein lots 10 and 10.01 became lots 10.02 & 10.03. She was further granted a “C” variance for an accessory of 1202 sq ft where 1000 is permitted. Mr. Pullia made the motion to adopt the resolution and was seconded by Mr. Matro. Dr. Hozik abstained as he was absent for this case. All others in favor. Resolution is adopted.

KIMBERLY AND MARK VISCO  
CURB AND SIDEWALK WAIVER  
604 N EGG HARBOR RD. APPL#22-18PB  
HAMMONTON, NJ 08037 2001/9

Previous approval rescinded. Applicants were denied waiver of curb and sidewalk. Councilman Oliva made a motion to adopt and was seconded by Mr. Messina. Mr. Capaccio voted ‘no’. Dr Hozik and Mr. Matro abstained. All others in favor. Resolution was adopted.

Our next meeting will potentially be held on June 21, 2023.

Chairman Olivo asked the Board to please respond to Board Secretary in an expedient manner as to whether they will attend the meeting when she sends out a reminder and gave several reasons why this is necessary.

Adjournment

These minutes are respectfully submitted this 9<sup>th</sup> day of June, 2023 by:

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Kimberly MacLane, Acting Board Secretary for Hammonton Joint Land Use Board