

MEETING MINUTES OF JULY 19, 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 role call was taken by acting Secretary, Kimberly MacLane.

PRESENT:

Ralph Capaccio
Michael Messina
Gordon Pherribo
Mickey Pullia
Ray Scipione
Chris Kalani
Jim Matro
Councilman Oliva
Council Wuillermin

ABSENT:

Michael Hozik
William Brinkerhoff
Jonathan Baske
Mark Herrmann, Eng ARH

ALSO PRESENT:

Joseph McGroarty, Esquire
Stuart Wiser, Planner ARH
Kimberly MacLane, Secretary

Mr. Messina made a motion to approve the meeting minutes of 06/21/23 and was seconded by Mr. Pullia. Mr. Pherribo, Mr. Kalani and Councilman Oliva abstained as they were not present for said meeting. Dr. Hozik, Mr. Brinkerhoff and Mr. Baske are absent from this meeting. All others in favor.

PLANNING BOARD ISSUES

Denaf Properties, LLC
MINOR SUBDIVISION
711 N. Chew Road
Hammonton, NJ 08037
Block 1902/Lot 19/Zone R3

APPL#15-23PB

Applicant is seeking to divide property into two lots, thus creating two undersized lots and build an additional home on new lot. Present for the meeting were: Mr. Denaf, Neil O'Brien, Esq., Brian Peterman of Peterman and Macxy – engineer, and Lance Landgraf, planner. All witnesses were sworn in by Mr. McGroarty, Solicitor for the Board. Mr. Denaf starting with explaining why he came to the Board. Mr. Denaf and his siblings have started a business of renovating and building properties for one and two family homes. Currently the Town of Hammonton has a low inventory of homes but Hammonton is the kind of community that people want to move to. We have great schools, low crime, and we really have a sense of community. Mr. Denaf passed at a rendering of the type of house labeled exhibit A, that he plans to build on the newly formed lot and already has a family interested in purchasing it. When he purchased 711 N Chew Rd to renovate an existing home he didn't realize that the property was actually

that big. It was a cash sale and didn't have a survey done until he went to try to sell the house that he renovated and got a survey at that time. Exhibit A2 is an Aerial map of the property, exhibit A3 is the Minor Subdivision Plan, and A4 shows our tax map. According to the tax map, there are several homes on undersized lots in that neighborhood so this new home will not stand out but rather fit right in. This property is located within the R3 zone. The new home will meet bulk standards but cannot meet square footing of needed lot. This property is serviced by public sewer. Councilman Wuillermin asked about density and whether this qualifies as a C or D variance. Mr. O'Brien went through our Land Use and Pinelands definitions and how it compares to what they are asking and determined it would be a C2. Lance Landgraf stated that it fits the neighborhood and would be a nice new home for single family which is what we want to attract. The original property as is would allow twin home and they could have knocked down the original home and made it a twin and not needed to come to the Board but two single family homes attracts a better group of people who will contribute positively to our community. Where the new lot is already has a driveway cut so it's almost like something was meant to be there. Mr. Pullia contributed some history on that property, the original owners had intended to subdivide and give that other piece to their daughter to build a home but she decided not to do it. Meets the criteria for population density. Mr. Landgraf does not see any negative impact to this subdivision. Chairman Olivo drove out to the site and doesn't see where building an additional house would stand out or look like it doesn't belong. Mr. Peterman went over the logistics of the two properties. The current property with the house will be 18,830 sq ft and new lot will be 21,620 sq ft. where 25,000 is code requirement. Councilman Wuillermin asked about accessory building. Although one is not proposed, Stuart Wisner of ARH said that if that time comes they would need to come back to the Board.

Open to the public – none came forward – Closed

Mr. Scipione made a motion to approve and was seconded by Mr. Pullia. Voting yes were: Mr. Kalani, Mr. Scipione, Mr. Pullia, Mr. Pherribo, Mr. Messina, Mr. Capaccio, Councilman Oliva, Councilman Wuillermin, and Chairman Olivo. Mr. Matro is alternate that didn't require him to vote this evening.

ZONING BOARD ISSUES

There are no Zoning Board Issues for this meeting.

RESOLUTIONS

John & Kelly Celona

D VARIANCE FOR ADDITION TO HOME ON UNDERSIZED LOT

134 Pine Road

APPL#23-032ZB

Hammonton, NJ 08037

Block 4501/Lot 3/Zone AP

Application was approved at the 06/21/23 meeting. Approved to build a 960 sq. ft.

Mr. Pullia made a motion to adopt the resolution and was seconded by Mr. Messina. Voting yes were: Mr. Matro, Mr. Pullia, Mr. Messina, Mr. Capaccio, and Chairman Olivo. Abstaining were: Mr. Kalani, Mr. Scipione, Mr. Pherribo, Councilman Oliva and Councilman Wuillermin as they were not present for this case. Mr. Brinkerhoff, Mr. Baske, and Dr. Hozik who were absent at this meeting.

Our next meeting will be held on August 16, 2023.

Adjournment