

**MEETING MINUTES OF AUGUST 16, 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 Law was read. This meeting was televised. The official roll call was taken by acting Board Secretary, Kimberly MacLane.

PRESENT:

Ralph Capaccio
Michael Messina
Mickey Pullia
Bill Brinkerhoff
Jonathan Baske
Councilman Wuillermin
Councilman Oliva
Chairman Olivo

ABSENT:

Michael Hozik
Gordon Pherribo
Ray Scipione
Chris Kalani
James Matro

ALSO PRESENT:

Joseph McGroary, Esquire
Mark Herrmann, ARH Engineer
Stuart Wiser, ARH Planner
Kimberly MacLane, Secretary

Councilman Oliva made a motion to approve the meeting minutes of July 19, 2023 and was seconded by Mr. Messina. Mr. Brinkerhoff and Mr. Baske abstained as they were not at last meeting. In favor were Mr. Capaccio, Mr. Pullia, Mr. Messina, Councilman Wuillermin, Councilman Oliva, and Chairman Olivo.

PLANNING BOARD ISSUES

VINE STREET PROPERTIES, LLC
CHANGE OF USE APPL#14-23PB
223 VINE STREET
HAMMONTON, NJ 08037
BLOCK 2810/LOT 15/ZONE DT4

- Councilman Wuillermin and Councilman Oliva excused themselves.

Currently this property is used as a rental property consisting of an upstairs and downstairs apartment and has a detached garage. The applicant wishes to use the garage as a commercial rental as a dog grooming facility for Hollywood Dog. Appearing were Jeff Michellini of Vine Street Properties, LLC, Brian Howell, Esq – attorney for applicant, and Tom Darcy, Planner. All parties were sworn in by Board Solicitor. Mr. Darcy has been established as an expert in his field and has been before this Board on numerous occasions. Mr. Michellini spoke of the different projects his company has done at several properties that they own in Hammonton and of his commitment to the beautification and benefit of our town. The proposed business that would like to utilize the garage space for her business is from Hollywood Dog and has occupied a space on 12th Street for about 12 yrs and has approximately 1000 clients. Her present location will

not be available to her as her landlord is going in a different direction with his space and so she must find another facility. Her current place was on street parking only. The owner of Hollywood Dog was asked about how many employees work for her business, she stated 4-5 on a given day. The issue of parking was raised by Chairman Olivo and other Board Members. Mr. Michelini has widened the driveway with stone. Each apartment in the duplex is allowed one parking space but there are 3. There is a handicap space available for patrons of the grooming business plus there is public parking on the corner, Eagle Theatre gave a verbal agreement that they could use that parking lot during the day and there is another private parking lot directly next to the garage building. The owner stated that all of her grooming is done by appoint only so there is no lingering. The customers drop off their dog(s) 5 min before their appointment and leave. Once a dog is finished the owner of the dog is contacted and they come in pay and pick up their pet. It was expressed that while the pet is being groomed the owner can go back home or may utilize the restaurants and shops in town. Hollywood Dog is open 8am to 7pm Monday-Friday. The only negative to the area is the sound of dog barking but that is heard mostly while door is opened and shut. Tom Darcy offered some facts during his testimony – Residence was built in 1920 and converted to a duplex in 1961. He had no data on garage. In the 2011 Master Plan some changes made then put this property in a “pre-existing, non-conforming” state. Tom Darcy discussed signage. They do not have exact specks on signage but owners agreed that it will conform with DT4 requirements. The Zoning Officer will review when they apply for permits and if it should not comply they will either change it or have to come back to the Board for that approval separately. Chairman Olivo suggested they contact Main Street Hammonton for assistance with the sign choice. Mark Herrmann of ARH stated that they answered his concerns with testimony this evening. Stuart Wiser asked for the record if they were prepared to follow all conditions and requests from the ARH report. Brian Howell, Esq. affirmed that yes, his client was prepared to do so. Tom Darcy stated that they are looking for a Certificate of Non-Conformity, Use Variance, Bulk Variance and any other that are deemed necessary.

Opened to the public – none came forward – Public portion closed.

Chairman Olivo made a motion to approve all necessary variances and was seconded by Mr. Messina. Voting “yes”: Chairman Olivo, Mr. Messina, Mr. Capaccio, Mr. Pullia, and Mr. Brinkerhoff. Voting “no”: Mr. Baske. Councilmen Wuillermin and Oliva didn’t vote nor hear testimony. Motion carries.

-3- Minutes of August 16, 2023 Joint Land Use Board Meeting –

Councilman Wuillermin returned to the meeting. Councilman Oliva did not.

CHRISTOPHER BINGEMANN

VARIANCE – SIZE OF INTENDED ACCESSARY STRUCTURE

567 11TH STREET **APPL#23-012PB** (should be ZB)
HAMMONTON, NJ 08037
BLOCK 1202/LOT 14/ZONE R3

Applicant is requesting a variance to build an accessory structure a 1024 sq ft accessory structure where only 500 sq ft is allowed. Also the height of the structure would be more than currently is allowed. Appearing before the Board was the applicant, Christopher Bingemann. Councilman Wuillermin asked what he was going to use the structure for so as to make sure that it wasn't going to be used for a business purpose. Mr. Bingemann stated that he wanted it because he has a 32 ft boat and a classic car. He said it would be in his rear yard and not seen as you drive past his house. Our Solicitor, Mr. McGroarty, Esq. explained what he had to defend the hardship not just his personal request based on what his personal hardship was, it needs to be about the property itself. Mr. Bingemann was not properly prepared to testify and so it was suggested that perhaps he should consult with an attorney who could represent his request and defend more adequately the reason why the request should be approved based on positive and negative criteria. Mr. Bingemann agreed to come back at a future time and will call the Board Secretary when he is ready to do so.

Councilman Wuillermin made a motion to adjourn this case and was seconded by Mr. Messina. Voting “yes”: Councilman Wuillermin, Mr. Cappaccio, Mr. Messina, Mr. Pullia, Mr. Brinkerhoff, Mr. Baske and Chairman Olivo. Motion carries.

Meeting is adjourned; our next meeting will be September 6, 2023.

Respectfully submitted this 23rd day of August, 2023 by acting Board Secretary,

Kimberly MacLane