

Meeting Minutes February 21, 2024
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:

ABSENT:

ALSO PRESENT:

Ralph Cappaccio
Councilman Oliva
Michael Messina
Michael Hozik
Ed Wuillermin
Chairman Olivo
Chris Kalani
James Matro

Jonathan Baske
Ray Scipione
Mickey Pullia

Joseph McGroarty, Esq
Shelly DiChurch, Secretary
Mark Hermann, Eng
Stuart Wisser, Planner

“Chairman Olivo called for a motion to approve the February 7, 2024 meeting minutes. The motion was made by Michael Hozik and seconded by Michael Messina , all attending members voted “yes” except Councilman Oliva who abstained. The minutes were approved. “Chairman Olivo called for a motion to approve the February 13, 2024 meeting minutes. The motion was made by Ed Wuillermin and seconded by James Matro , all attending members voted “yes”, except Jonathan Oliva who abstained. The minutes were approved.

PLANNING BOARD ISSUES

KCP

8 WEST END AVE HAMMONTON NJ 08037
APPL#23-04ZB ARH#1112129.01

Tom Darcy introduced himself as the representing attorney for the applicant as well as a licensed planner. Joe McGroarty swore in the applicant. Mr. Darcy gave some background on the application and stated that the applicant had come to the Board back in 2018 for relief for the same referenced distillery and got approvals for a site plan

waiver, use and change of use variances. Mr. Darcy explained that after the applicant got these approvals the applicant purchased the lot behind also with the hopes to expand. Mr. Darcy stated that a D2 Variance was needed to expand a non-conforming use. Mr. Darcy stated that they were requesting a site plan waiver and a waiver of on site parking, as both were granted in 2018. The applicant (Kurt Perrone) stated that he came to an agreement with Mr. Bagliani to use parking of his for the employees only of the distillery. The applicant stated that he wanted to expand the distillery into the rear to allow for outside seating after the tour of the distillery and they would follow all regulations set by the state for his liquor license such as no bar service to this outdoor area. The applicant stated that the expansion will provide additional storage for the barrels and the aging process. Mr. Darcy stated that the positive criteria for this application would be to promote the general welfare and that the requested was well suited for the location and provided clean up to the area of the expansion, such as the overgrown bamboo and concrete repairs. Stuart Wisner discussed the items on the ARH report and the applicant addressed the concerns and agreed to submit the current certification. Mark Hermann stated that the drainage looks good and lighting installed should not shine into the neighbors as the applicant agreed. Mark Hermann stated that he was satisfied with the testimony covering the items in the ARH report. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated a motion was needed, James Matro made the motion that was seconded by Michael Hozik, Ed Wuillermin and Councilman Oliva did not vote since this was a zoning board issue, all other attending members voted yes and the motion was granted.

CHRISTOPHER BINGEMANN

567 11TH ST HAMMONTON NJ 08037

APPL#23-01ZB ARH#1112127.01

Mr. Sanfilippo introduced himself as the representing attorney for the applicant (Chris Bingemann). Joe McGroarty swore in the applicant. Mr. Sanfilippo stated that he was an attorney with Nehmad, Davis & Goldstein and the applicant was seeking approval to construct a pole barn in which variance relief was needed for the size and height of the structure. Councilman Oliva stated that the council had recently approved changes of the building height for accessory structures allowing for 20 ft height now and the Council is voting Monday February 26, 2024 to allow for the max size to be 1,000 sq ft. Councilman Oliva stated that he wanted to make sure the applicant was aware of these changes so he could then decide how to proceed in the event if he wanted to downsize only by one foot he would not then need board approval. Joe McGroarty then stated that the applicant could choose to proceed with this meeting or see if Council votes in favor of the accessory size change Monday and then no board approval needed. Chris Bingemann decided to proceed with the meeting. The applicant described that he is seeking relief to construct a pole barn for the storage of his boat and household items. Mr. Bingemann stated that his surrounding neighbors all have much larger pole barns and sheds and that this would be a much nicer appearance than a boat in the yard with a blue tarp over it. Chris Bingemann stated that 4 sad and damaged trees would need to be removed. Michael

Hozik advised the applicant if they were too big to wrap his arm around than a tree permit would be needed. The applicant stated that they were not that big. Mr. Sanfilippo stated that the positive criteria for this application is to promote a much more desired visual and saw no determinate to the neighbors as they all have similar structures. Stuart Wiser asked about the lighting for the structure and the applicant advised that it will be basic, not shining into any neighbors and installed for safety. Mr. Wiser was satisfied with the testimony. Mark Hermann stated that in reference to the ARH report his concerns were addressed. Joe McGroarty stated that a motion was needed to approve 2 C Variances, Michael Hozik made the motion that was seconded by Michael Messina, all attending members voted "yes", motion carried. Chairman Olivo opened the meeting up to the public, Santo Sirallo came forward and wanted to discuss the West End Dev. Project as he was concerned that they were removing 148 trees and only replacing 51 as well as the vibrations of construction for his house. Joe McGroarty stated that the approvals were already granted for this project and this meeting was to memorialize this decision and that he would have to take the concerns of construction with the developer. Corrine Nelson came forward to address her concern with the removal of the soccer area that the neighborhood kids played on Washington St., this was not a designated recreation area but the neighborhood kids made use of an empty field. Corrine Nelson stated that this was an area for these kids to play and kept them busy and out of trouble, she stated there has never been an issue from these kids using this area and wanted it on the record that she spoke with the Developer for West End Development and they agreed to keep a portion of this project for a community field for the kids to continue to use. John Norton from the public came forward to stress his concern with the removal of the soccer field and was happy to hear the developer keeping an area as this area has no recreation to offer the neighborhood kids and that this was a concern for him and the neighbors and wanted to know what could be done in this regard. Councilman Oliva stated that council was trying to get some grants and such for recreation for the town such as possible pocket playgrounds. Councilman Oliva stated that the board can make a recommendation to Council that this is an area in need for recreation.

ZONING BOARD ISSUES

There were no Zoning Board Issues.

RESOLUTIONS

JAMES SASSANO
447 BELLEVUE AVE HAMMONTON NJ 08037
APPL#19-23PB ARH#1113090.02

Applicant was approved for adjustments to the minor subdivision approval granted January 18, 2023. Chairman Olivo stated a motion was needed, Ralph Cappaccio made a

motion that was seconded by James Matro, motion carried with all “yes” votes from all attending except Councilman Oliva who abstained.

LEE BRAHIN- WEST END DEVELOPMENT
101&250 WEST END AVE HAMMONTON NJ 08037
APPL#11-23PB ARH#1111007.02

APPLICANT WAS APPROVED FOR A PRELIMINARY AND FINAL MAJOR SUBDIVISION TO SUBDIVIDE LOTS INTO 63 LOTS, 60 OF WHICH WILL CONTAIN RESIDENTIAL TOWNHOME UNITS FOR SINGLE-FAMILY ATTACHED DWELLINGS. Chairman Olivo stated a motion was needed, Ed Wuillermin made the motion that was seconded by Michael Hozik, motion carried with all “yes” votes from attending members except Councilman Oliva who abstained.

GENERAL BUSSINESS

The next meeting will be in person on February 13, 2024 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday February 22, 2024 by

Shelly DiChurch