

Meeting Minutes February 7, 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
Jonathan Baske
Michael Messina
Michael Hozik
Ed Wuillermin
Chairman Olivo
Chris Kalani
James Matro

Councilman Oliva
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 January 17, meeting minutes. The motion was made by Michael Messina and seconded by Ed Wuillermin , all attending members voted “yes” The minutes were approved. “Chairman Olivo called for a motion to approve the January 31, meeting minutes. The motion was made by Ed Wuillermin and seconded by Ed James Matro , all attending members voted “yes”, except Jonathan Baske who abstained. The minutes were approved.

PLANNING BOARD ISSUES

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

Brian Howell introduced himself as the representing attorney for the applicant James Sassano. Mr. Howell stated that they had been before the board for this minor subdivision approval but wanted to make lot line adjustments of 12 feet. Mr. Howell stated that all lots will still be conforming and no variances were needed. Mr. Sassano stated that he realized he needed this 12 ft adjustment after the approval was granted and the 12 foot

path in the back this would create will allow for a path in the back and that he allows the access for the neighbors to also use to discard there leaves. Stuart Wiser stated that the variances granted on December 12,2023 will carry over and the applicant is asking for a small series of lot line adjustments of 12 feet and there are no planning issues. Mark Hermann stated that there are no issues to report. Joe McGroarty stated that a motion was needed for an amendment of the Decision and Resolution to move lot lines 12 feet. Chairman Olivo asked the board if they had any questions, no board members spoke up. Chairman Olivo opened the meeting up to the public, no one came forward. Jonathan Baske made a motion that was seconded by Ed Wuillermin, motion carried with all members voting “yes”.

MT. CARMEL SOCIETY

1 MT. CARMEL LANE HAMMONTON NJ 08037

APPL#21-23P ARH#1112150.01

Joseph Pantalone introduced himself as representation of the applicant as Joe McGroarty swore him in. Fred Declement introduced himself as the representing attorney for the applicant. Mr. Declement stated that the applicant was seeking approval to install a lean to structure on the pavilion that will remain up all year and will be beneficial to the festival they hold every summer. Mr. Declement stated that a variance was needed for the lot coverage and the rear set backs for accessory structures. Ed Wuillermin questioned the applicant as to why the need to cover, the applicant stated that during the festival this would provide the volunteers some coverage to take a break and such. Mr. Kalni questioned the lighting and the applicant stated that it would be underneath and shielded not to cause neighbors any issues. Stuart Wiser spoke in reference to the ARH report and asked the applicant if the items requested such as the Google earth or Ariel photo and the information for the structure such as picture/catalog of what this will look like. The applicant stated that these items were not submitted or brought to this meeting. Stuart Wiser stated that the board will decide how to proceed without these submitted itmws. Michael Hozik stated he was not comfortable with not seeing what the structure will look lik as Chairman Olivo also agreed that he would like to see what this structure will look like. Chairman Olivo opened the meeting up to the public, no one came forward, public portion was closed. The board discussed the fact of wanting to see the pictures or catalog of what the requested structure looked like. Joe McGroarty stated that the applicant had a choice to postpone the meeting and provide the requested documentation or take there chances without this and let the board vote. The applicant decided to postpone the meeting so that this could be provided to the Board. The applicant and his attorney stated that they will come back March 6, 2024. Joe McGroarty stated that a motion was needed to postpone the meeting until March 6, 2024. Michael Hozik mae the motion and was seconded by Michael Messina, motion carried as all members agreed.

LEE BRAHIN- WEST END DEVELOPMENT

101&250 WEST END AVE HAMMONTON NJ 08037

APPL#11-23PB ARH#1111007.02

Nick Talvachia introduced himself as the representing attorney for the applicant. Michael Weissburger and Alex Weissburger introduced themselves as project members, Brian Peterman introduced himself as the project engineer. Joe McGroarty swore them all in as they would all be testifying. Brian Peterman stated his qualifications and stated that he had a bachelors in engineering and graduated from Penn state and has 40 years experience. Chairman Olivo accepted him as an expert witness. Brian Peterman used exhibits to assist in the explanation of this project he began with exhibit A1 which was a rendering of the plan of development project and the area in need of redevelopment. This exhibit showed the area as it is, which has buildings that are not in good construction and have been unoccupied. Brian Peterman explained that these townhomes will benefit the younger generation or those trying to downsize. Mr. Peterman then explained the exhibit A2 and went through the storm water management and explained the basins will be well landscape and choices to better assist the storm water management. Mr. Peterman stated that the requirement for parking spaces would be met and they discussed another parking area across the street. Chairman Olivo questioned the applicant if they would consider allowing this for public parking. Nick Talvachia stated that they wouldn't only for liability concerns but may be able to dedicate that area to the town and let the town own this but they would have to look into that to see if in doing this it would negatively affect the dimensions and such. Mr. Peterman then explained A3 which was the exhibit of the proposed town homes. The applicant further explained this is the general look they were going for but did not have a contract as of yet with a builder but will be following all the conditions set through the redevelopment plan. Mr. Peterman then explained A4 as the exhibit to show the grading plan. The paving will also be as needed as part of the redevelopment plan. The applicant discussed that the landscaping is on a 2 year warranty then after that the HOA will maintain and upkeep the landscaping as well as the property and town homes. Mr. Peterman explained the variances needed for this project would be for the 20 feet in between the units and the fence height of 4 feet instead of 3. Mr. Peterman stated that they will not be having any affordable housing and as per ordinance will pay the 10,000 required. The 5 phases of construction was explained and the estimated time of 12-24 months but that is not an exact timing due to finances and unforeseen possible delays. Jonathan Baske stated that there should be a limit to the size of accessory structures and the applicant agreed and stated the HOA will ensure the homes stay in regulation and in compliance to that set in the redevelopment plan. Stuart Wisner went over the ARH report and stated that the applicant had addressed and went through but questioned signs for the project and the applicant stated that small and modest and will comply with the ordinance. Mark Hermann also referred to the ARH report and was satisfied with the testimony given to address the concerns. Chairman Olivo opened the meeting to the public. Leslie Lasassa came forward and questioned what the applicant would be doing with the ditch near the railroad and the applicant responded that is a basin and will be landscaped and have a fence. Sam Siralo came forward and questioned the drainage and how his home would be affected and the applicant assured that the professionals doing the project will ensure no issues. Mildred Siralo came forward and questioned the removal of the old trees for this project that had

been discussed in this meeting that the arborist and environmental commission found the trees old and dead and had not been maintained throughout the years so for safety they were best to remove these trees. Mildred Siralo also questioned if her home got damaged during the construction who would be liable for that, the applicant advised that the insurance held by the contractors doing the job would be responsible. Chairman Olivo asked if anyone else from the public would like to be heard, no one else came forward, public portion closed. Chairman Olivo also asked the board if they had anymore questions for the applicant. Joe McGroarty stated that a motion was needed Ed Wuillermin made the motion that was seconded by Michael Messina, motion carried will all “yes “ votes from all attending board members.

ZONING BOARD ISSUES

There were no Zoning Board Issues.

RESOLUTIONS

There were no resolutions this meeting.

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 8, 2024 by

Shelly DiChurch