

Meeting Minutes June 5, 2024
Joint Land Use Board
Town of Hammonton

The 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 Capaccio
Philip Barbagallo
Jonathan Baske
Councilman Oliva
Michael Messina
Michael Hozik
Ed Wuillermin
Chairman Olivo
Chris Kalani
James Matro
Jerome Barberio

Ray Scipione

Joe McGraoarty, Esq
Mark Hermann, Eng
Stuart Wisner, Planner
Shelly DiChurch, Secretary

Chairman Olivo welcomed Jerome Barberio to the Board as Alternate #3. Chairman Olivo called for a motion to approve the May 15, 2024 meeting minutes, the motion was made by Michael Messina and seconded by James Matro, motion carried with all “yes” votes from all attending members except Philip Barbagallo who abstained and Jerome Barberio who did not vote. Chairman Olivo called for a motion to approve the May 29, 2024 meeting minutes, the motion was made by Chris Kalani and seconded by Councilman Oliva, motion carried with all “yes” votes from all attending members except Philip Jonathan Baske who abstained and Jerome Barberio who did not vote. Fred Declement introduced himself as the attorney representing Valu Auto parts. Joe McGroarty swore in the following for the Auto parts application: Fred Declement, Jason Sciullo and James Scheuermann. James Scheuermann introduced himself as the manager and owner of the Auto Parts and stated that he is proposing to construct an existing single family home into a warehouse for storage for the Auto Parts located at 301 South White Horse Pike. Jay Sciullo introduced himself as a professional planner and engineer who has been before the Hammonton Joint Land Use Board many times as was accepted as an expert. Mr. Sciullo stated that they are seeking approvals for a few variances as followed: coverage (where 75% is permitted) seeking 83%, the building height (21ft is permitted) seeking 27.9, and the setback requirements where 20ft is required they are seeking 5ft. Mr. Sciullo stated that most of what was being requested is existing currently. Mr. Sciullo stated that there will be a landscaping buffer added for visual improvement and the

warehouse being proposed was for merchandise storage for the existing Valu-Auto. Mr. Scheuermann stated that the additional storage was needed and also hopes that his business continues to grow. Chairman Olivo questioned if the residential home had previous approvals for commercial use and Mr. Scheuermann responded that its last approved use was an office when he purchased the property. Chairman Olivo questioned the delivery hours and Mr. Scheuermann stated that the same delivery schedule will remain which is 6 A.M. and they hope with the additional storage if approved they will have more storage so the need for less deliveries. Stuart Wiser stated that if the applicant illuminated some of the non-conforming parking spaces and created green spaces that would illuminate the need for that variance. Mr. Sciullo stated that the proposed was less than what currently existed. Mr. Wiser stated that it would be more visually pleasing. Mr. Sciullo stated that was not an additional cost the applicant was looking to do. Mr. Scheuermann stated that in his previous application to the Joint Land Use board they had also discussed this matter. The board took a break to view the previous decision and resolution for the applicant and noted the variance relief that was granted to the applicant. Mr. Sciullo stated the positive and negative criteria for the application and pointed out that it will promote general welfare and visual improvements such as the landscaping buffer around the existing trash enclosure providing screening. Stuart Wiser discussed the ARH report for this application and stated that a rendering of the proposed warehouse was requested. Mr. Scheuermann provided color swatches to show the board and stated that he will ensure the building visually pleasing. Mr. Wiser questioned the loading and unloading. Mr. Scheuermann stated it will remain the same and they will use fork lifts to transfer from the warehouse to the store. Mark Hermann stated that there was not much for him to address as there is no changes to irrigation or lighting. Mr. Scheuermann stated that they are in compliance with the lighting requirements. Mark Hermann stated that there are no requirements to improve or change the storm water management. Chairman Olivo opened the meeting up to the public. Joseph Caruso came forward and questioned the signage and lighting and the applicant stated that no signage was proposed and no lighting will shine into Mr. Caruso's home located near by. Mr. Caruso also questioned the delivery schedule as he stated previously that deliveries were happening in the middle of the night. The applicant stated that he is always happy to work with his neighbors and had this matter resolved 18 months ago. Chairman Olivo closed the public portion. Joe McGroarty stated that a motion was needed for a minor site plan and variances for the following: max building height, max coverage, allowing a warehouse in the HB zone, design waivers listed in the ARH report. Ed Wuillermin made a motion that was seconded by Chris Kalani, motion carried with all "yes: votes from attending members except the following: Councilman Oliva, Jonathan Baske and Chairman Olivo voted "No" and Philip Barbagallo and Jerome Barberio did not vote. Joe McGroarty swore in Paul Straub the applicant. Paul Straub stated that he was requesting a 6ft high fence for his residential home where 3ft is permitted for privacy and security which he also stated as his positive criteria for the variance. Mr. Straub stated that his home is on a corner lot and would like more privacy and security for his grandchildren. Mr. Straub stated that he will install the fence outside the shade tree easement and not in the sight triangles. Mr. Straub stated that there will be no negative impact to the neighbors as most have 6ft fences themselves and there is no HOA. Stuart Wiser stated that the ARH reported noted the compliance with the maintenance of the fence and the applicant agreed that he will

keep it in good standing and power wash. Mark Hermann stated that the applicant addressed all noted in the ARH report and the 6ft fence is not uncommon for the applicants area. Chairman Olivo opened the meeting up to the public, no one came forward public portion closed. Joe McGroarty stated a motion was needed for a C variance to install a 6ft high fence. Councilman Oliva made a motion that was seconded by Michael Hozik, motion carried with all "yes" votes from attending members except Philip Barbagallo and Jerome Barberio who did not vote. Chairman Olivo stated that all the board members had done the overview of the master plan and received all the updates from Stuart Wiser. Stuart Wiser discussed the Solar and Warehouse portion of the Master Plan and recommended the Solar portion remain in the section existing. Mr. Wiser stated that Warehouses should be conditional approval in the residential zone and if the board is agreeable then it will be put into policy in the master plan. Chairman Olivo stated that the July 17, 2024 meeting will tentatively be solely for the master plan and will be published once that is agreed upon.

The next meeting will be in person on June 19, 2024 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday May 16, 2024 by

Shelly DiChurch