

Meeting Minutes March 20, 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.

<u>PRESENT:</u>	<u>ABSENT:</u>	<u>ALSO PRESENT:</u>
Jonathan Baske		
Ralph Capaccio		Joe McGroarty, Esq
Ray Scipione		Mark Hermann, Eng
Philip Barbagallo		Stuart Wisner, Planner
Councilman Oliva		Shelly DiChurch, Secretary
Michael Messina		
Michael Hozik		
Ed Wuillermin		
Chairman Olivo		
Chris Kalani		
James Matro		
Jonathan Baske		

“Chairman Olivo called for a motion to approve the March 6, 2024 meeting minutes, the motion was made by Ray Scipione and seconded by Michael Messina, motion carried with all “Yes” votes except Councilman Oliva and Michael Hozik who arrived late and did not vote. Chairman Olivo called for a motion to approve the March 12, 2024 meeting minutes, the motion was made by James Matro and seconded by Ray Scipione, motion carried with all “Yes” votes except Jonathan Baske who abstained and Councilman Oliva and Michael Hozik who arrived late and did not vote. John Lyons the president of the school board did a presentation in reference to the addition for the Early Childhood Center that is adding 8 classrooms for the kids 3,4 and 5. The classrooms will have bathrooms as well as that is a requirement for that age group. Mr. Lyons stated that the roof was installed flat for the event of adding on in the future they can install elevators and build up to expand. Mr. Lyons stated that they will keep the public up to date with the renovations. Mr. Lyons also stated that there will be some changes to the Stormwater as per Pinelands and they will met all requirements and standards. Mr. Lyons stated that they are on schedule to be done mid August before the next school year.

PLANNING BOARD ISSUES

EVERGREEN ENERGY

43 N. WHITE HORSE PIKE HAMMONTON NJ 08037(BLOCK 4601, LOT 26)

APPL#07-23ZB ARH#1112145.01

APPLICANT SEEKS APPROVALS TO INSTALL GROUND MOUNTED SOLAR CANOPIES IN THE PARKING LOT OF THE EXISTING ASSISTED LIVING FACILITY. OTHER IMPROVEMENTS INCLUDE LANDSCAPING, LIGHTING AND STORMWATER BASIN IN THE FRONT YARD.

Joe McGroarty swore in the following: Jacob Sussman from Evergreen Energy, James Burns the applicant's attorney and Clifton Quay the licensed planner for the applicant. James Burns introduced himself as the attorney for the applicant and stated that this location was in the Gateway district and needed a variance to install solar. Clifton Quay introduced himself as a professional licensed planner with years of experience. Mr. Quay stated that the application was in position to comply with the ARH report. Mr. Quay referenced to an exhibit that was an Ariel photo of the existing assisted living facility. Mr. Quay stated that they were seeking approval to install solar panel canopies over the parking lot in the front of the site that will be slanted 7 degrees horizontal. Mr. Quay stated that there will be LED lights under the solar panels and all the power produced will go to the energy the facility uses and that will be more cost efficient for the facility. Mr. Sussman stated that some trees would be removed and some replanted and the Environmental Commission was in support of the application and they agreed to submit the report stating that. Mr. Quay stated that there would be a buffer for the front of the facility so that it will improve the visual as well as cover some of the solar ports. Mr. Sussman stated that there would be no detriment to this request as they will be using clean energy and providing a buffer to increase the visual. The board discussed the storm water basin and that it has not been maintained as is and this application will add an increase of water flow to this basin. After the discussion on the need to clean up and address the not maintained basin the applicant agreed to make it condition of approval that the basin be addressed or the owner cannot turn the solar on to use until terms are met. Stuart Wisner spoke in reference to the ARH report and stated the items listed to address the applicant was in agreement. Mark Hermann stated that his report also stated the basin in the back needed to be addressed. Chairman Olivo opened the meeting up to the public, Bob Vettesse spoke in reference to the basin and that a letter was sent 2 years ago to the owner to address this and still not resolved. Joe Caruso also came forward and spoke in reference to the Fire Station next door and wanted to address concerns of turning onto the White Horse Pike and being able to see past the Solar. Mr. Quay advised that all sight triangles were within the requirements. Joe Caruso also wanted to address his concern with the maintenance and upkeep of the Solar. Joe McGroarty stated that there would need to be a motion to approve 3 C Variances with all the conditions of approval stated in the ARH report, Environmental Commission report and the agreement that the

owner can not use the solar until the basin is addressed. Chairman Olivo called for a motion that was made by Ray Scipione nad seconded by Ralph Capaccio, motion carried with all “yes’ voted except Councilman Oliva and Jonathan Baske who voted “No” and Chris Kalani and Philip Barbagallo did not vote.

ZONING BOARD ISSUES

THERE WERE NO ZONING ISSUES.

RESOLUTIONS

MT. CARMEL SOCIETY

1 MT. CARMEL LANE HAMMONTON NJ 08037

APPL#21-23PB ARH#1112150.01

APPLICANT WAS APPROVED TO CONSTRUCT A LEAN TO STRUCTURE.

Chairman Olivo called for a motion that was made Michael Messina nad seconded by Ray Scipione, motion carried with all “yes” votes.

GENERAL BUSSINESS

The next meeting will be in person on April 3, 2024 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Wednesday March 21, 2024 by

Shelly DiChurch