

Meeting Minutes March 6, 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 Capaccio
Councilman Oliva
Michael Messina
Michael Hozik
Ed Wuillermin
Chairman Olivo
Chris Kalani
James Matro
Jonathan Baske
Ray Scipione
Philip Barbagallo

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

“Chairman Olivo welcomed back Ray Scipione back to the Board as he was not in attendance while the school board made a decision between him and Mickey Pullia (as the Joint Land Use Board can only have one school board member on the Board). Joe McGroarty swore in Philip Barbagallo for his Oath of office as a new board member. Chairman Olivo called for a motion to approve the February 21, 2024 meeting minutes. The motion was made by Michael Messina and seconded by James Matro , all attending members voted “yes” except Ray Scipione and Philip Barbagallo who abstained. The minutes were approved.

PLANNING BOARD ISSUES

MT. CARMEL SOCIETY
1 MT. CARMEL LANE HAMMONTON NJ 08037
APPL#21-23P ARH#1112150.01
APPLICANT SEEKS APPROVAL TO CONSTRUCT A LEAN TO STRUCTURE.

Continuation from February 7, 2024 meeting.

Fred Declment stated that he was the representing attorney for the applicant and this meeting was continuing from February 7, 2024 and they had submitted the requested satellite photo and information for the requested lean to as well as had the neighbors in attendance to testify for their support of the application. Joe McGroarty swore in Madison Dorney and Joseph Tiernan. Mr. Sassano stated that the structure the applicant was requested had no changes from the February 7, 2024 meeting. Chairman Olivo questioned if the structure would have a gutter and Joe Pantalone (the applicant) stated that there is a stone strip between the concrete pad that will catch the water run off. Madison Dorney and Joseph Tiernan testified that this structure will have no impact to them and they were in support of the application. Joe McGroarty stated that the applicant needed to list the positive and negative criteria for the Variance, Fred Delement requested a brief moment to prepare. Fred Delement stated that it promotes open air and space, provides the volunteers with an area to take a break and will not be a detriment to the area or the neighbors (as the neighbors testified). Joe McGroarty stated that a motion was needed for two C' Variances for lot coverage where 70 percent is permitted and 85.4 is requested and max building footprint where 61.9 is being proposed. Jonathan Baske made a motion that was seconded by James Matro, motion carried with all Yes' votes except Philip Barbagallo who did not vote and Ray Scipione abstained. Stuart Wiser did a presentation for Planning 101. Mr. Wiser started the presentation stating that all the board members have taken the NJDCA exam to be on the board and he would touch on some of the same information in his presentation as well as the ordinance and municipal land use law. Mr. Wiser went through all items for the need to apply for a variance and the applicant is only required to have one reason to apply for the relief needed. Stuart Wiser discussed the application process when an applicant submits as well the timing of 45 days for ARH to review and 21 days to be scheduled for a hearing and if this time is not met the applicant came be deemed complete for scheduling. Mr. Wiser went through all the different C' and D' variances and the importance of the applicant to be granted for them so that no detriment will be caused and that is the burden of the applicant to state this case. Hence by law the need to prove the positive and negative criteria

ZONING BOARD ISSUES

There were no Zoning Board Issues.

RESOLUTIONS

KCP
8 WEST END AVE HAMMONTON NJ 08037
APPL#23-04ZB ARH#1112129.01
APPLICANT SEEKS WAS APPROVED FOR A DISTILLERY.

Chairman Olivo called for a motion, Ralph Capaccio made a motion that was seconded by James Matro, motion carried with all Yes' votes except Ed Wuillermin, Councilman Oliva, Ray Scipione and Jonathan Baske who abstained, Philip Barbagallo did not vote.

CHRISTOPHER BINGEMANN
567 11TH ST HAMMONTON NJ 08037
APPL#23-01ZB ARH#1112127.01

APPLICANT WAS APPROVED TO CONSTRUCT A 1,024 SQ FT ACCESORY POLE BARN WHERE THE MAXIMUM PERMITTED INR-3 ZONE IS 500 SQ FT.

Chairman Olivo called for a motion, James Matro made the motion that was seconded by Councilman Oliva, motion carried with all Yes' voted except Ray Scipione and Jonathan Baske abstained and Philip Barbagallo did not vote.

GENERAL BUSSINESS

The next meeting will be in person on March 12, 2024 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday March 7, 2024 by

Shelly DiChurch