

Meeting Minutes May 15, 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
Ray Scipione
Jonathan Baske
Councilman Oliva
Michael Messina
Michael Hozik
Ed Wuillermin
Chairman Olivo
Chris Kalani
James Matro

Philip Barbagallo

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

Chairman Olivo called for a motion to approve the May 15, 2027 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 Councilman Oliva and Micheal Hozik who arrived late and did not vote. Joe McGroarty swore in Christina Pinto (the applicant) and Lance Landgraff the applicant’s planner. Christina Pinto stated that she was the owner of 63 Pine Rd and the owner of Passions Florist that she runs out of the Pole Barn on the property. Lance Landgraff stated that he was a licensed NJ planner and explained the applicant is currently operating a flower assembly out of her pole barn and they are seeking approval to continue to operate. Mr. Landgraff stated that the business in not a retail shop and they deliver therefore no customers on location and the primary style of the business provides flowers for parties, funerals ect. Stuart Wiser stated that the property is located in the HB zone and 175-55 in the ordinance states that local retail such as grocery markets and florists are a permitted use but there is no definition in the ordinance for flower assembly and it was for the Board to determine if they thought a florist and flower assembly is the same. Joe McGroarty stated a motion was needed for the florist and flower assembly being the same use. Chairman Olivo made the motion and it was seconded by Ralph Capaccio, motion carried with all “yes” votes that both are the same use except Councilman Oliva and Ed Wuillermin who did not vote. Lance Landgraff stated that the flower business ran out of the pole barn only has the owners as employees except an occasional one extra employee for busy season. Stuart Wiser

questioned if the pole barn had approval and Mr. Landgraff stated that the applicant had gotten all the necessary permits to install. Stuart Wiser asked the applicant to speak to the performance listed in the ARH report. Mr. Landgraff stated that there will be no parking in the front and the buffering is all grass and lawn with one lot being between the properties. Mr. Landgraff stated that there will be no unloading as all the deliveries are Fedex or UPS. Mark Hermann stated that there were no changes to the land or structures therefore he had no comments. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated that a motion was needed to approve the minor site plan, Councilman Oliva made a motion that was seconded by Michael Hozik. Motion carried with all "yes" votes from attending members except Chris Kalani who did not vote. Ed Wuillermin excused himself from the Donio application. Cheryl Lynn Walters introduced herself as the applicant's attorney and stated they were proposing a minor subdivision that would create a flag lot. Joe McGroarty swore in the following: Brian Peterman (PE, Eng), Dennis Donio (applicant) and Stephan Hawk (PP) and the professionals were excepted as expert witnesses. Brian Peterman stated that the property was owned by Dennis Donio and the surrounding properties were owned by family members. Mr. Peterman stated that the subdivision requested will split a 3 and a half acre lot into 2 lots. Mr. Peterman stated that they intend to deed restrict the rear lot on the adjoining parcel. Mr. Peterman stated that the driveway will be personal use for residents and not public. Mr. Donio stated that he has owned this property for 4 years and the purpose of the subdivision was to allow family to have the additional lot being created. The applicant agreed to comply with the board and professionals comments. Mr. Hawk introduced himself as a licensed NJ planner and listed the variances needed for this application. Mr. Hawk stated that the application promoted overall benefits. Such as creating the extra lot will efficiently use space and land. Mr. Hawk stated that the ordinance does permit flag lots. Mr. Hawk stated that they are not creating any public streets and promoting general welfare utilizing land for homes. Mr. Hawk stated that there would be no negative determinate and dividing the lot into 2 fits well with the surrounding homes mainly being on an acre of land as well. Mr. Hawk also stated that he saw no determinate to the zone plan. Stuart Wiser stated that the applicant's planner did an excellent job and addressed all comments in the ARH report and had nothing to add. Mark Hermann stated he recommended an easement and the applicant agreed and stated some details will be reviewed when the lot grading plan is submitted. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated that a motion was needed for a minor subdivision and all the variances listed with all agreed upon conditions, deeds and easement. Ray Scipione made a motion that was seconded by Michael Messina, motion carried with all "yes" votes from attending members except Ed Wuillermin who did not vote and Jonathan Baske who voted no. Chairman Olivo stated a motion was needed to approve the Trinity Solar resolution Ray Scipione made a motion that was seconded by James Matro, motion carried with all "yes" votes from attending members except Ed Wuillermin, Councilman Oliva and Jonathan Baske who abstained. Chairman Olivo stated a motion was needed to approve the Polyvel resolution Michael Messina made a motion that was seconded by Michael Hozik, motion carried with all "yes" votes from attending members except Jonathan Baske who abstained. Chairman Olivo stated a motion was needed to approve the Bates resolution Michael Hozik made a motion that was seconded by James Matro,

motion carried with all “yes” votes from attending members except Jonathan Baske who abstained. Chairman Olivo stated that there would be a brief discussion in reference to the master plan. Jonathan Oliva stated that Stuart Wiser has been working on a draft on the areas of concern from the board as noted when going over the master plan draft. Mr. Oliva stated that the Stuart Wiser was putting this document together similar to a table of contents of combined notes for modifications. Mr. Oliva stated that we will meet May 29, 2024 to discuss this and the draft that Stuart Wiser was putting together will be sent via email a week before to allow the board members to review and address any comments, concerns or changes they may want to see.

The next meeting will be in person on May 29, 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