

Meeting Minutes July 3, 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:**

Chris Kalani
Jerome Barberio
Ralph Capaccio
Ray Scipione
Philip Barbagallo
Councilman Oliva
Michael Messina
Chairman Olivo
Ed Wuillermin

Michael Hozik
Jonathan Baske
James Matro

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

Chairman Olivo called for a motion to approve the June 19, 2024 meeting minutes, the motion was made by Ray Scipione and seconded by Michael Messina, motion carried with all “Yes” votes from attending members except Chris Kalani and Jerome Barberio who abstained.

Joe McGroarty swore in Joan Shoenborn of 723 N. 1st Rd Hammonton NJ 08037 . Joan Shoenborn stated that she was before the board seeking the approval to construct an addition to her residential home for a storage room. Joan Shoenborn explained that she has some health restrictions and this addition is for a storage room as steps are becoming too difficult for her and she can not access her basement due to the steps. Stuart Wiser referred to the ARH report and questioned Ms. Shoenborn on the landscaping plan. Ms. Shoenborn stated that she currently has mulch beds with foxwood and some other plants and will continue this down with the addition. Stuart Wiser questioned Ms. Shoenborn on the lighting. Ms. Shoenborn stated that she currently has a motion light and one by the door so doesn’t anticipate additional lighting but if did need something it would not shine into any surrounding neighbors as the one lot next to her is empty. Stuart Wiser questioned the height of the proposed addition and Ms. Shoenborn stated that it will be the same height just extended for the addition. Joe McGroarty questioned if the addition could be in another location to avoid the setback requirements not being met. Joan Shoenborn stated that she looked into all possibilities and due to the septic on one side

and the amount of space even lesser on the other side, she had no other option. Joan Shoenborn stated that the current window where she is proposing the addition will be removed and a door will be installed and no plumbing was being requested. Stuart Wiser stated that the minimum side yard set back was 25ft required and 10.8 was proposed. Stuart Wiser stated that the applicants testimony reflected a physical hardship due to health reasons and no other options for the addition. Mark Hermann stated that he had no comments. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated a motion to approve a C variance was needed for the addition where the side yard set back was 25ft required and 10.8 was proposed. Ray Scipione made the motion that was seconded by Michael Messina, motion carried with all "Yes" votes from attending members. Niall O'Brien introduced himself as the representing attorney for 351 Middle LLC application that was seeking a D'variance. Joe McGroarty stated that the applicant Luke Coia was on the school board with board member Ray Scipione and he had spoken with Ray Scipione and the applicant's attorney and neither had any issue with Ray Scipione voting on the application. Joe McGroarty swore in the following: Luke Coia (applicant), Niall O'Brien (applicants attorney) and Lance Landgraff (applicants planner). Mr. O'Brien stated that the applicant was applying for a D' variance to install a pole barn for the horses. Mr. O'Brien stated that he had 2 exhibits to refer to, A1 which was an ariel photo of the property and A2 which was a plot plan of the property. Luke Coia stated that he purchased the property 6-8 months ago as well as the property adjacent as this was a long time goal to own this land. Mr. Coia stated that he lives in this area as well as his business is in this area in addition to many family members. Mr. Coia stated that the surrounding properties are also farms and he was told that his property was also previously used for farming. Mr. Coia stated the property currently has a residential home and shed and that the home is a rental home and the shed has some farm equipment, hay and feed on site. Mr. Coia stated that no new landscaping was being proposed and he would like to have 10 animals (horses and goats). Mr. Coia stated that the renter in the family home helped out by feeding the horses and some other light help but was not an employee. Ray Scipione questioned how far the pole barn was from the house and Mr. Coia stated approximately 600 ft and the fence was 300 ft from the house. Jerry Barberio questioned if any trees will be removed and Mr. Coia stated that no trees will be removed as they are good for shade for the animals and he only cleaned up brush and such and the fence will be a 3 row vinyl fence. Mance Landgraff stated that he has been a licensed NJ planner for 28 years and has been before the board countless times, Chairman Olivo accepted him as an expert witness. Mr. Landgraff stated that this property is 10 acres and is well suited for a horse farm due to the size and location and would cause no determinate to the area as many surrounding properties are farms. Mr. Landgraff stated relief was needed for 2 uses for this property for the residential home and farm and believed the pole barn to be an accessory structure. Mr. Landgraff reiterated that they were requesting 10 animals and the installation of the pole barn. Stuart Wiser stated the definition of an accessory structure has to be on the same lot and this pole barn is independent from the residential home. Mr. Wiser stated that this is located in the RR zone where 1500 sq ft is permitted and 4120 sq ft is

proposed. Mark Hermann stated that the fence installed will need to be in compliance and ensure no lighting will spill over into neighbors and had no other issues. Chairman Olivo opened the meeting up to the public, no one came forward. Public portion closed. Joe McGroarty stated a motion was needed to approve a D variance for the use of 2 principal structures , the construction of the pole barn and 10 animals mixing of horses and goats. Ralph Capaccio made a motion that was seconded by Ray Scipione, motion carried with all “Yes” votes from attending members except Jonathan Oliva and Ed Wuillermin who did not vote and Jerome Barberio who voted “No”

The board discussed the master plan and the last meetings discussion in reference to the cannabis ordinance. Joe McGraorty stated he received one email from Mr. Hozik for comments and concerns he had and wanted to confirm the boards comments for his letter to town and council that the board had 35 days to respond. The board discussed the letter should reflect the new master plan that has not yet been adopted does not concur with the cannabis ordinance. The board also stated that the majority agrees if the cannabis ordinance is to move forward they recommend that the Industrial zone be added to the zones allowing this and the APCLI zone be removed as they did not see fit to include the airport area in this ordinance.

GENERAL BUSSINESS

The next meeting will be in person on July 17, 2024 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday July 5, 2024 by

Shelly DiChurch