

Meeting Minutes August 22, 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:

Ralph Cappaccio
Jonathan Baske
Michael Messina
Ray Scipione
Ed Wuillermin
Chairman Olivo
Philip Barbagallo

ABSENT:

Councilman Oliva
James Matro
Chris Kalani
Michael Hozik
Jerome Barberio

ALSO PRESENT:

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

“Chairman Olivo called for a motion to approve the July 17, 2024 meeting minutes, Michael Messina made the motion that was seconded by Ray Scipione, motion carried with all “Yes” votes from attending members.

Joe McGroarty swore in the applicant Lisa Warren. Lisa Warren stated that she was proposing the installation of an in ground pool and needed a variance due to the left side only having 13ft where 15ft is required. Ms. Warren stated that she is seeking this due to her narrow lot and there was no other option for her to make any changes. Lisa Warren stated that there will be 3ft of concrete around the pool. Ms. Warren advised the board this will be an improvement to her property as there is an existing above ground pool and this proposed pool will have 50 sq ft less. Stuart Wiser questioned if there will be any landscaping, Ms. Warren stated that there will only be landscaping added if there are drainage issues and will include some water absorbing plants. Stuart Wiser questioned if there will be any lighting installed and Ms. Warren stated that there is no proposed lighting and if anything is installed it will not spill over into any neighbors. Stuart Wiser questioned the fencing and gate, Ms. Warren stated that her yard is currently fenced in and a piece will only be removed to install the pool and will be put back up and will comply with regulations. Mark Hermann stated that he saw no issues and testimony had clarified some questions. Chairman Olivo opened the meeting up to the public. No one came forward, public portion closed. Joe McGroarty stated that one C’ Variance was needed for the side yard setback where 13ft was proposed and 15 ft required. Ray Scipione made a motion that was seconded by Ed Wuillermin, motion carried with all “Yes” votes from attending members. Chairman Olivo stated the next application to be heard was Harbor Freight. Joe McGroarty swore in Joseph Paparo and Brian Cleary

speaking on behalf of Harbor Freight. Joe Paparo introduced himself as the attorney representing Harbor Freight. Mr. Paparo stated that they were before the board for an amended site plan that was approved in December 2023. Mr. Paparo stated that the changes being proposed were limited changes such as reducing 3 parking spaces, reducing impervious coverage. Mr. Paparo stated that the new plans include the installation of sidewalks that the board requested and the previous hearing. Brian Cleary then spoke and introduced himself as the civil engineer for Harbor Freight. Mr. Cleary stated that he had his bachelor in science and was licensed in NJ as well as other states. Chairman acknowledged him as an expert witness. Mr. Cleary passed around an exhibit labeled A1 which was a picture of the site currently and a picture of what was being proposed. Mr. Cleary stated that the major difference was the loading area that is 10 ft wide against the building and they will provide buffering from Elvins Ave to reduce the landscaping strip. Mr. Cleary stated that the original plans submitted did not show the installation of the sidewalk and that will increase the coverage of 300 ft. Mr. Cleary stated that currently there is no screening of the loading area and what is being proposed will be more visually appealing and provide some screening. Chairman Olivo stated that Harbor Freight did not follow the previous approvals given and complete some of the things that they were supposed to do. Chairman Olivo went on to say that Harbor Freight opened with a CO. Joanthan Baske also spoke in reverence to Harbor Freight not following the previous approvals and exampled the board had addressed their concerns of the truck loading and how deliveries would be made and he witnessed nothing like the professionals stated that it would be like. Mr. Baske raised his concerns with what was being done and proposed. Stuart Wiser shared the same concerns as he stated for the record everyone pointed at someone else for clarity on what needed to be done that was supposed to be. Mark Hermann also agreed and stated that a performance bond was requested and set aside due to not complying with all that was agreed upon and that they had gotten complaints when Harbor Freight first opened of the delivery truck remaining on site over night and such. The board members and the professionals all agreed that having someone that can better speak on behalf of Harbor Freight such as a manager of the store that can better assist with day to day operation questions as well as someone on a regional level that is responsible to confirm that what is agreed upon will be done. Mr. Paparo and Mr. Cleary were in agreement to postpone the meeting until such a representative of Harbor Freight can be present. Joe McGroarty stated a motion was needed to postpone the hearing for Harbor Freight until September 4, 2024 and no additional notice or publication was needed. Ed Wuillermin made the motion that was seconded by Ray Scipione, motion carried with all "Yes" votes from attending members.

GENERAL BUSSINESS

The next meeting will be in person on September 4, 2024 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday August 22, 2024 by Shelly Dichurch
