

Meeting Minutes October 16, 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:

Councilman Oliva
Jonathan Baske
Michael Messina
Ray Scipione
Ed Wuillermin
Chairman Olivo
Philip Barbagallo
Councilman Oliva
James Matro
Chris Kalani
Mike Hozik
Jerome Barberio

ABSENT:

Ralph Cappaccio

ALSO PRESENT:

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

“Chairman Olivo called for a motion to approve the September 4, 2024 meeting minutes, Michael Messina made the motion that was seconded by James Matro, motion carried with all “Yes” votes from attending members except Michael Hozik and Jerome Barberio who abstained.

Chairman Olivo stated the application to be heard was West End Development. Nick Talvacchia introduced himself as the attorney representing West End Development and was previously granted the Decision and Resolution for this project February of 2024. Mr. Talvacchia stated that the project had chosen a builder and that builder had made some minor adjustments to the building for the better which increased the building height, but still under 10 inch increase. Mr. Talvacchia stated that a C’ Variance was needed based on the criteria. Mr. Talvacchia stated that this proposal resulted in a better visual and more appealing. Joe McGroarty swore in Jim Holliday the architect for West End. Mr. Holliday stated that he graduated from Drexel University and has worked in multiple states. Stuart Wiser stated for the record that ARH has been a client to Jim Holliday and had a relationship with him but did not currently have any projects with him and did not see conflict to excuse themselves. Mr. Holliday stated that the design being

proposed had a higher roof line with a superior architect feature with higher gabling where 38 feet and 5 inches is being proposed and 35 feet is permitted. Mr. Talvacchia questioned Mr. Holliday if there were any negatives to this request. Mr. Holliday stated that there was no detriment or negative. Chairman Olivo questioned why they decided to deviate from the original design. Mr. Talvacchia stated that they went with a different builder for the project but the previous units, bedroom size and details would not change and they would remain market value units. Joe McGroarty swore in Brian Peterman the engineer for West End. Mr. Peterman stated that he was the engineer for West End and was licensed with NJ. Mr. Peterman stated that the height requested would not have a negative impact on the casting or shadowing and would be more visually pleasing. Mr. Peterman stated that they were asking for a site plan waiver since there were no changes being proposed other than the height of the building. Mr. Wisner stated that under the redevelopment plan, it permits the board to deviate from the bulk requirements to increase up to ten percent and therefore was not a C” variance. 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 that a motion was needed for a site plan waiver and grant up to ten percent increase in the building height by the Redevelopment Plan. Michael Messina made the motion that was seconded by James Matro, motion carried with all “Yes: votes from attending members .Chairman Olivo stated a motion was needed for the Harbor Freight decision and resolution, Ray Scipione made the motion that was seconded by Ed Wuillermin, motion carried with all “Yes” votes from attending members except Michael Hozik and Jerome Barberio who abstained.

GENERAL BUSSINESS

The next meeting will be in person on November 6, 2024 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday October 17, 2024 by Shelly Dichurch
