

Meeting Minutes September 4, 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

ABSENT:

Ralph Cappaccio
Mike 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 August 22, 2024 meeting minutes, Michael Messina made the motion that was seconded by Ray Scipione , motion carried with all “Yes” votes from attending members except Councilman Oliva, James Matro and Chris Kalani who abstained.

Chairman Olivo stated the application to be heard was Harbor Freight and was continued from the August 22, 2024 meeting. Joe McGroarty swore in Joseph Paparo and Brian Cleary speaking on behalf of Harbor Fright. 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 and this was continued from August 22, 2024 and since the board had some questions and concerns with day to day operations they had Harbor Freight representatives present to testify to that behalf. Mr. Paparo stated that the changes being proposed were minor changes. Mr. Paparo stated that as of today the ramp that was installed was found not compliant with the slope compliance and that they would need to reinstall to ensure compliance. Mr. Cleary stated that for the lighting he had submitted a cut card and thought that was adequate and was advised this day that a lighting plan was being requested. Mr. Cleary stated that as he testified August 22, 2024 he believes the site is well lit and does not for see any issues. Mark Hermann stated that the cut card does not ensure the pattern of light coverage and

wanted to make sure that it was compliant. Mr. Cleary agreed to submit what was requested and have that contingent on Mark Hermanns review of this information deeming compliant with the decision. Mr. Paparo addressed the concern with the easement vs the consolidation that was not complete from the original approval from December and stated that there was a hold up with the tax assessor finding out if an easement would trigger a tax reassessment or not. Mr. Paparo stated that it was confirmed no additional tax assessment would occur and the attorney is now waiting to see if a DOT permit will be needed. Joe McGroarty questioned the time frame for this to be resolved and asked Mr. Paparo and Mr. Cleary if 60 days sounded reasonable and they responded "Yes, that 60 days was reasonable". Chairman Olivo stated that Aj Berenato, the construction official was always present at tonight's meeting to speak on the process of the Harbor Freight's opening. Joe McGroarty swore in Aj Berenato. Mr. Berenato stated that Harbor Freight had a grand opening with no CO and the construction office had to ensure the site was safe to issue a temporary CO. Chairman Olivo stated that he felt the town was disrespected with Harbor Freight not following procedures. Mr. Paparo stated that they dropped the ball and there was some miscommunication on the Harbor Freight's and professional's behalf and took accountability for this. Mr. Cleary stated that the plans submitted to the construction office from the architect were different from his that were submitted and approved from the board. Joe McGroarty swore in Eric Mazzard the Harbor Freight representative to testify on the day to day operations at Harbor Freight. Mr. Paparo advised Mr. Mazzard to explain the delivery operation for the store as the board addressed some concerns at the last meeting with the enter/exit pattern of the truck as well as an instance of the delivery truck remaining on site over night. Mr. Mazzard stated that Harbor Freight used the live load delivery, Monday thru Friday 6-10 P.M time slot. Mr. Mazzard stated that Harbor Freight did address the instance of the truck remaining on site with the transportation company to restrict this as well that they use the White Horse Pike entrance and not Elvins. Mr. Mazzard stated that the deliveries are once a week and almost always at 6 P.M. Jonathan Baske questioned if the truck parked and idled while being unloaded. Mr. Mazzard stated that the typical procedure for a live drop is to turn the truck off but in a rare occurrence the truck might idle to keep warm. Mr. Mazzard stated the trucks are usually out within one hour. Philip Barbagallo questioned the trucking/loading area being close to some of the handicap parking spots. Mr. Cleary was in agreement this could be a safety issue and stated that they already had enough handicap spaces to be compliant so could eliminate these spots. Mark Hermann spoke in reference to the ARH report and stated a lot was addressed through testimony, the ramp needs to be addressed and the lighting cut card needs to be submitted and that he would do a visit to the store at night to see the lighting as well. Mr. Cleary stated that the sidewalk installation was being held up due to the construction involving a guide line for the utilities and having to relocate the guide wires. Jonathan Oliva stated that ACE owns the pole. Mr. Paparo stated that they will keep the town posted on the progress. Mark Hermann stated that he will review the remaining escrow for inspection and make sure that is satisfactory. Stuart Wiser stated that the ARH report dated August 26, 2024 and most of the issues were addressed with testimony but questioned the outstanding plan

revisions and Mr. Cleary stated that in reference to the drawings submitted by the architect were no applicable. Chairman Olivo opened the meeting up to the public. Joe McGroarty swore in Adam who was the Vice President for construction for Harbor Freight. Adam stated that he apologized for the disconnect and wanted to thank the town for working with Harbor Freight. Joe McGroarty stated a motion was needed to approve Harbor Freight for an amended site plan with the conditions set forth in the ARH report, the ramp being rebuilt and compliant, the lighting granted waiver if necessary but being satisfactory by Mark Hermann, parking removed and re-stripped by the loading area. Ray Scipione made the motion that was seconded by Michael Messina, motion carried with all “yes” votes from attending members except James Matro and Chris Kalani who abstained.

Stuart Wiser spoke in reference to the Master Plan and the letter received from Pinelands stating their concerns based on ordinance changes that flow from the Master Plan. Mr. Wiser stated that this is now in the Admin/town side to discuss working through the concerns to come to a mutual understanding. Jonathan Oliva stated that a meeting would be beneficial and they may need to clean up some of these issues. Joe McGroarty stated a meeting would be the first step before any ordinance changes and such the concerns need to be addressed.

GENERAL BUSSINESS

The next meeting will be in person on October 2, 2024 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday Septmeber 5, 2024 by Shelly Dichurch
