

Meeting Minutes November 6, 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
Ralph Capaccio
James Matro
Mike Hozik

ABSENT:

Jerome Barberio
Councilman Oliva
Chris Kalani

ALSO PRESENT:

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

“Chairman Olivo called for a motion to approve the October 16, 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 who arrived late and Ralph Capaccio and Jonathan Baske who abstained. “Chairman Olivo called for a motion to approve the 2025 meeting dates, Ray Scipione made the motion that was seconded by James Matro, motion carried with all “Yes” votes from attending members except Michael Hozik who arrived late.

Sandro Salvati

575 9th St. Hammonton NJ 08037 Block 3715 Lot 24.01

Appl # 41-24PB ARH #1112170.01

Applicant seeks approval to subdivide existing lot 24.01 into 3 individual lots. New lot 24.01 will contain the existing single-family residence having 1.121 acres of area. Lot 24.07 and 24.08 are proposed to be 0.995 acres and 0.964 areas respectfully. Lot 24.07 and 24.08 will have single-family dwellings constructed at a later date under separate applications.

Joe McGroarty swore in the applicant and Ron Naseer. Mr. Naseer introduced himself as the applicant’s engineer. Mr. Naseer stated that he was a licensed engineer and planner in

NJ. Mr. Naseer stated that the applicant was requesting to subdivide one lot into 3 lots and he had enough acres to do 5 even with the 25,000 sq foot minimum per lot. Mr. Naseer stated that the existing home did have water and sewer and the applicant reached out to the sewer department and was advised that the 2 new homes could be run off the existing man hole. Ed Wuillermin questioned if the man hole was able to accommodate so many homes added to the existing. Mr. Naseer stated that he confirmed with the sewer department and that was not an issue. Mr. Naseer stated that the applicant was in compliance with the ARH letter and would meet the design standards for the homes built and they would fit in with the existing homes visually. Mr. Naseer stated that the property was clear and was not in the wetlands. Mr. Naseer also stated the application for Pinelands was submitted as the certificate of filing was provided to the Board. Stuart Wisner stated that no variances were needed and this was a pretty straight forward minor subdivision and confirmed with the applicant that the application to the county was submitted for the property being on a county road. The applicant confirmed this and stated that once they received documentation from the County that would be submitted. Mr. Wisner stated that the board can wave the cultural survey as there is no cultural activity on the site. Mark Hermann stated that if/when the homes get built he will then review the grading plans, storm water management and the minor things. 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 a minor subdivision into 3 lots and grant the cultural survey waiver. Michael Hozik made the motion that was seconded by Ray Scipione, motion carried with all "Yes: votes from attending members.

DC Ink

120 S White Horse Pike Hammonton NJ 08037 Block 3604 Lot 4

Appl #40-24PB ARH# 1112169.01

Applicant seeks approval to change existing use to a tattoo studio, no site improvements are proposed

Ms. Walters introduced herself as the representing attorney for the applicant Dustin Carlin (DC Ink). Ms. Walters stated that the application was seeking a change of use and site plan waiver as nothing was being proposed for the site. Ms. Walters stated that this was located in the Broadway Plaza and passed out ariel photos to all the board members to reference to the site as the surrounding uses are commercial. Ms. Walters stated that Pinelands was not sure if Pinelands approval was needed but if the D&R stated that this was a nonresidential to nonresidential use and/or has sewer hook up that Pinelands was exempt. Joe McGroarty confirmed this and stated he had read the email correspondence from Pinelands and Ms. Walters. Joe McGroarty swore in the applicant Dustin Carlin. Mr. Carlin stated that he is the owner/operator of DC Ink. Ms. Walters stated that this location was previously a daycare and martial arts studio. Mr. Carlin stated that DC Ink will have a reception area and 4 private rooms for tattooing, one bathroom and a sanitation room and will comply with the health department. Mr. Carlin stated that he has the medical waste permit to properly dispose of the medical waste and will comply with the health department. Mr. Carlin stated that the business will not have more than 17 people total at a time in the facility. Mr. Carlin also stated that there is a dumpster on site for the general

trash. Mr. Carlin stated that customers can walk in or schedule appointments but will be mindful of the times not to greatly go over the 10 P.M. close time .Ms. Walters stated that the conditional uses were met such as operating on the ground floor as this location is one story. Ms. Walters stated the parking lot is in compliance and the applicant was requesting a site plan waiver as no changes or physical nature of the site were being proposed. Stuart Wisner stated that this was located in the GW2 zone and in a pad building that was a permitted building type. Mr. Wisner stated that this predated the form base code and this zone permits local services such a hair salon close to tattoo salon use. Mr. Wisner stated the parking spaces were in compliance. Mark Hermann stated that he was satisfied with the testimony given and nothing else to comment. Mr. Hermann also stated that there is a handicap parking space in front of the location and did not see any reason not to grant the waiver. Jonathan Baske questioned the lighting. Ms. Walters stated that she had been on location in the dark and stated was sufficient in lighting. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated a motion was needed to grant a site plan waiver and change of use/conditional use. Michael Hozik made the motion that was seconded by James Matro, motion carried with all “Yes” votes from attending members.

Daniel Digerolamo

940 13th St Block 303 Lot 14

Appl #42-24PB ARH #1112171.01

Applicant seeks curb and sidewalk waiver.

Joe McGroarty swore in the applicant Daniel Digerolamo. Mr. Digerolamo stated that he was seeking a curb and sidewalk waiver for the home he was building in the AP Zone. Mr. Digerolamo stated that he purchased this lot 3 years ago and had applied to Pinelands and been held up. Mr. Digerolamo stated that there is no surrounding curb and sidewalk and installing curb and sidewalk would create drainage issues for the neighbors. Mr. Digerolamo stated that his location is on a dead end street. Ed Wuillermin stated that it does not make sense for some of the zones to require curb and sidewalk for new construction. Mr. Wisner stated that previous conversations with the board have recognized this as a problem in the ordinance. Mark Hermann stated the same that the ordinance requires all development to install curb and sidewalk.Mr. Wisner stated he had no comments. Mark Hermann stated that installing curb and sidewalk would impede on the drainage. 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 a curb and sidewalk waiver. James Matro made the motion that was seconded by Ray Scipione, motion carried with all “Yes” votes from attending members. Chairman Olivo stated the West End decision and resolution was in need of adoption, Ray Scipione made a motion that was seconded by James Matro, motion carried with all “Yes” votes from attending members except Jonathan Baske who abstained.

GENERAL BUSSINESS

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

ADJOURNMENT

Respectfully submitted this day of Thursday November 7, 2024 by Shelly DiChurch
