

Meeting Minutes April 2, 2025  
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.

<b><u>PRESENT:</u></b>	<b><u>ABSENT:</u></b>	<b><u>ALSO PRESENT:</u></b>
Councilman Oliva	Jerome Barberio	
James Matro	Mike Hozik	Stuart Wiser, Planner
Chris Kalani	Jonathan Baske	Shelly DiChurch, Secretary
Michael Messina	Ed Wuillermin	Joseph McGroarty, Esq
Ray Scipione		Carolyn Feign , Eng
Ed Wuillermin		
Chairman Olivo		
Philip Barbagallo		
Ralph Capaccio		

Chairman Olivo called for a motion to approve the March 5, 2025 meeting minutes. Michael Messina made the motion that was seconded by Ray Scipione, motion carried with all "Yes" votes from attending members.

DENNIS TALAVERA

879 7<sup>TH</sup> ST. HAMMONTON NJ 08037 BLOCK 1601 LOT 56.02

APPL#03-25PB ARH#1112178.01

APPLICANT SEEKS APPROVAL FOR A CURB AND SIDEWALK WAIVER.

Brian Howell introduced himself as the attorney representing the applicant (Dennis Talavera) for a curb and sidewalk waiver. Joe McGroarty swore Dennis Talavera in. Mr. Talavera stated that he bought the property in reference in 1999 from his parents who had bought the property in 1971 and has lived in Hammonton ever since. Mr. Talavera stated this property is zoned agriculture and there is no curb and sidewalk anywhere to be seen for approximately two and a half miles. Stuart Wiser stated that he had no comments as the waivers are engineering and require no variances. Carolyn Feign introduced herself as standing in the meeting for Mark Hermann who left the firm. Ms. Feign continued to state that she has been an engineer for 30 years and licensed since 2000. Ms. Feign stated that she is in agreement with the applicant that this is a rural area and there is no benefit to install curb and sidewalk. Joe McGroarty stated a motion was needed to approve a curb and sidewalk waiver. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Councilman Oliva made the motion that was seconded by James Matro, motion carried with all "Yes" votes from attending members except Philip Barbagallo who did not vote.

Stuart Wiser stated that since the Master Plan was adopted Pinelands had some concerns and he had asked them to provide those concerns at a meeting held in December and has not yet received anything from them. Mr. Wiser stated that he wanted to update the board since there is nothing further to be done until the board is aware of these concerns, and

Jonathan Oliva stated that there is a process to change ordinances and such and this is not a process that should be done before Pinelands concerns are addressed. Chairman Olivo questioned if Major and Council should send Pinelands a letter. Mr. Wiser stated that would not hurt. Jonathan Oliva stated he will send a letter to Pinelands and if he does not here anything he will have the Major reach out as this was a reasonable request.

The next meeting will be in person on May 7, 2025 at the Town of Hammonton, 100 Central Ave on the 1<sup>st</sup> floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday April 3, 2025 by Shelly DiChurch

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