

Meeting Minutes June 4, 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.

**PRESENT:**

James Matro  
Michael Messina  
Ray Scipione  
Ed Wuillermin  
Chairman Olivo  
Philip Barbagallo  
Ralph Capaccio  
Michael Hozik  
Jonathan Baske  
Councilman Oliva

**ABSENT:**

Jerome Barberio  
Chris Kalani

**ALSO PRESENT:**

Stuart Wiser, Planner  
Joseph McGroarty, Esq  
James Sia, Eng  
Shelly DiChurch, Secretary

Chairman Olivo called for a motion to approve the May 7, 2025 meeting minutes, Michael Messina made the motion that was seconded by Michael Hozik, motion carried with all "Yes" votes from attending members except Philip Barbagallo who did not vote.

**SERRANO TIRE**

725 N. 1<sup>ST</sup> RD HAMMONTON NJ 08037 BLOCK 4402 LOT 30  
APPL#39-24PB ARH#1112167.01

APPLICANT SEEKS APPROVAL TO CONSTRUCT A 7,200 S.F. BUILDING TO BE USED AS A TIRE SERVICE CENTER IN HAMMONTON'S HIGHWAY BUSINESS (HB) ZONING DISTRICT. ADDITIONAL IMPROVEMENTS INCLUDE LANDSCAPING, LIGHTING, STORM WATER MANAGEMENT, PARKING, AND ASSOCIATED SITE WORK.

FRED DECLEMENT INTRODUCED HIMSELF AS THE ATTORNEY REPRESENTING THE APPLICANT MR. SERRANO FOR SERRANO TIRES. MR. DECLEMENT STATED THAT THE APPLICANT WAS PROPOSING A TIRE BUSSINESS IN THE HB ZONE AND SEEKING D VARIANCE RELIEF FOR THE TRASH ENCLOSURE TO BE OUTSIDE THE BUILDING. JOE MCGROARTY SWORE IN MR. SERRANO AND JASON SCIULLO (THE APPLICANT'S ENGINEER). JASON SCIULLO WAS ACCEPTED AS AN EXPERT WITNESS AS HE HAD PROVIDED HIS CRUDENTIALS MANY TIMES BEFORE THIS BOARD. MR. SCIULLO REFERRED TO A DISPLAY OF AN ARIEL PHOTO TO EXPLAIN THE LOCATION AND ITS SURROUNDINGS PROPERTIES. MR. SCIULLO STATED THAT A TIRE SERVICE WAS BEING PROPOSED AND THIS WAS CURRENTLY A BUSSINESS LOCATED IN HAMMONTON THAT WOULD BE MOVING TO THIS LOCATION AND THE OWNER HAS A CUSTOMER BASE IN THIS TOWN ALREADY. MR. SCIULLO

STATED THAT THIS PROPOSED LOCATION WAS 6000 SQ FT OF SHOP SPACE WITH ONE DRIVEWAY TO THE WHITE HORSE PIKE AND ONE TO PINE RD. MR. SCIULLO STATED THAT ALL THE TIRES WILL BE STORED INSIDE THE BUILDING TO AVOID A MESSY LOOK OUTSIDE. MR. SCIULLO STATED THAT THE STORM WATER MANAGEMENT AREA IS LOCATED IN THE REAR OF THE LOCATION AND ALL DRAINS TO THE REAR AND THIS IS COMPLIANT WITH THE PINELANDS. MR. SCIULLO STATED THAT THERE WILL BE NO JUNK CARS STORED ON SITE OR REPAIR WORK SUCH AS OIL CHANGES, ONLY TIRE AND WHEEL REPAIR. MR. SCIULLO STATED THAT THE PROPOSED TRASH ENCLOSURE WOULD BE USED FOR DOMESTIC WASTE ONLY. MR. SCIULLO STATED THAT THE BUSINESS HOURS WILL BE MONDAY THRU SATURDAY 9-7 AND SUNDAY 9-5, THE LIGHTING PROPOSED WOULD BE COMPLIANT WITH REGULATIONS AND WOULD DIM AFTER HOURS TO AVOID ANY SPILL OVER FOR THE SURROUNDING PROPERTIES. STUART WISER WENT THRU THE ARH REPORT AND STATED THAT THE TESTIMONY WAS PROVIDED FOR MOST ITEMS AND QUESTIONED THE APPLICANT IF THERE WOULD BE ANY WASTE SUCH AS FLUIDS, GREASING ECT. MR. SCIULLO RESPONDED THAT THERE WOULD BE NO FLUIDS AS ONLY TIRE WORK PERFORMED. RALPH CAPACCIO QUESTIONED THE INVENTORY STORAGE AND MR. SCIULLO STATED THAT IT WILL BE INSIDE THE BUILDING. MR. SCIULLO STATED THAT THE DELIVERIES WILL BE MINIMAL APPROXIMATELY 2 TIMES A DAY FROM BOX TRUCKS NO LARGE TRUCKS NECESSARY. MR. SCIULLO STATED THAT THEY WILL HAVE TO BE COMPLIANT WITH DOT AND CONTINUED TO EXPLAIN ALL REQUESTED RELIEF FOR THE APPLICATION SUCH AS THE BUFFER REQUIREMENT FOR THE SIDE LOCATED BY THE RESIDENTIAL HOME NOT MEETING THE 50 FT REQUIRED, CURB AND SIDEWALK RELIEF ON PINE RD. MR. SCIULLO STATED FOR THE POSITIVE AND NEGATIVE CRITERIA THAT HE SAW NO DETRIMENT TO THE REQUESTED AND SAW PUBLIC GOOD AND GOOD USE OF THE SPACE AND SHOWED WITH A PHOTO DISPLAY IF THE CODE WAS FOLLOWED FOR THE BUFFER THIS SPACE WOULD NOT HAVE USE TO IT THE WAY THE LOT IS. MR. SCIULLO STATED THAT CURRENTLY THERE IS NO BUFFER ON THIS SITE. MR. SCIULLO SPOKE IN REFERENCE TO THE ENVIRONMENTAL COMMISSION REPORT AND STATED THAT THE LIGHTING WILL BE DARK SKY COMPLIANT AND THEY AGREED TO INSTALL EVERGREEN TREES ON THE PINE RD SIDE AND THE SITE WILL HAVE IRRIGATION. MR. SCIULLO ALSO STATED THAT THEY WILL BE COMPLIANT WITH THE MASTER PLAN AND NO CHANGES WERE INVOLVED WITH THIS PROPERTY. THERE WAS A DISCUSSION FOR CREATING A DEED EASEMENT FOR THE BUFFER AND JOE MCGROARTY AGREED WITH MR. SCIULLO FOR THE DEED NOTICE FOR THE STORM WATER. JONATHAN BASKE QUESTIONED WHY A SIGN PACKAGE WAS NOT INCLUDED WITH THE APPLICATION, MR. SCIULLO STATED THAT THE SIGNAGE INSTALLED WILL BE COMPLIANT OR THE APPLICANT WOULD COME BACK TO THE BOARD. JAMES SIA STATED THAT HE WAS SATISFIED WITH THE TESTIMONY PROVIDED. CHAIRMAN OLIVO OPENED THE MEETING UP TO THE PUBLIC, NO ONE CAME FORWARD, PUBLIC PORTION CLOSED. JOE MCGROARTY STATED A MOTION WAS NEEDED FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL, DESIGN WAIVERS, D3 VARIANCE FOR THE TRASH ENCLOSURE 2 C VARIANCES WILL BE COMPLIANT WITH ARH REPORT. RAY SCIPIONE MADE A MOTION THAT WAS SECONDED BY MICHAEL HOZIK MOTION CARRIED WITH ALL "YES" VOTES FROM ATTENDING MEMBERS EXCEPT ED WUILLERMIN, COUNCILMAN OLIVA AND PHILIP BARBAGALLO WHO DID NOT VOTE.

TIFFANY MORRISSEY INTRODUCED HERSELF AS A PROFESSIONAL PLANNER HIRED BY THE TOWN OF HAMMONTON TO DRAFT THE HOUSING ELEMENT OF THE MASTER PLAN FAIR SHARE HOUSING AS STATE MANDATED. MS. MORRISSEY EXPLAINED THIS DOCUMENT WITH THE BOARD MEMBERS. MS. MORRISSEY STATED THIS HAD TO BE FILED BY JUNE 30, 2025 BUT CAN AMEND THIS DOCUMENT IF NEED BE. MS. MORRISSEY WENT THRU THE REQUIREMENTS OF AFFORDABLE HOUSING OBLIGATIONS AND THE MULTIPLE ROUND COMPONENTS. THIS PLAN PROVIDES FOR THE MUNICIPALITY'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATION CALCULATED BY THE DCA AND FIXED BY COURTS. CHAIRMAN OLIVO OPENED THE MEETING UP TO THE PUBLIC, NO ONE CAME FORWARD, PUBLIC PORTION CLOSED. JOE MCGROARTY STATED A MOTION WAS NEEDED CONFIRMING THE FAIR SHARE HOUSING ELEMENT OF THE MASTER PLAN, MICHAEL HOZIK MADE THE MOTION THAT WAS SECONDED BY RAY SCIPIONE, MOTION CARRIED WITH ALL "YES" VOTES FROM ATTENDING MEMBERS EXCEPT PHILIP BARBAGALLO WHO DID NOT VOTE. JOE MCGROARTY STATED A MOTION WAS NEEDED FOR THE FAIR SHARE HOUSING PLAN D&R, MICHAEL MESSINA MADE THE MOTION THAT WAS SECONDED BY COUNCILMAN OLIVA MOTION CARRIED WITH ALL "YES" VOTES FROM ATTENDING MEMBERS EXCEPT PHILIP BARBAGALLO WHO DID NOT VOTE. STUART WISER STATED THAT A VOTE WAS NEEDED TO CONFIRM THE REDEVELOPMENT PLAN IS CONSISTANT WITH THE MASTER PLAN. MR. WISER BRIEFLY RECAPPED THE LANDFILL AREA THAT THE TOWN FOUND IN NEED OF REDEVELOPMENT AND WILL BE LEASING TO A DEVELOPER TO CAP THE LANDFILL AND HAVE A SOLAR FIELD THAT WILL BENEFIT THE TOWN. JONATHAN OLIVA STATED THAT THE GOVERNING BODY DID HEAR THIS AND IT WAS PASSED UNANIMOUSLY AND WILL DISCUSS AGAIN THE END OF JUNE AND THEN WILL PAY THE TOWN TO LEASE THIS LAND PAID BY MEGA WATT. JOE MCGROARTY STATED A MOTION WAS NEEDED FOR RECOMMENDATION FOR PASSAGE BY THE GOVERNING BODY, MICHAEL MESSINA MADE THE MOTION THAT WAS SECONDED BY JONATHAN OLIVA, MOTION CARRIED WITH ALL "YES" VOTES FROM ATTENDING MEMBERS EXCEPT PHILIP BARBAGALLO WHO DID NOT VOTE. CHAIRMAN OLIVO STATED THAT THERE WAS AN UPDATE FROM PINELANDS REGARDING THE MASTER PLAN UPDATE. STUART WISER STATED THAT PINELANDS HAD SENT THEIR COMMENTS/CONCERNS FOR THE MASTER PLAN UPDATE. MR. WISER STATED THAT THEY ARE CURRENTLY REVIEWING PINELANDS COMMENTS AND WILL REVIEW AND WILL COME BACK BEFORE THE BOARD WITH A SUMMARY.

MARK FORTE

517 BELLEVUE AVE HAMMONTON NJ 08037 BLOCK 3003 LOT 2.01

APPL#02-25ZB ARH#1112176.01

APPLICANT WAS APPROVED to adjust the existing lot line between Lots 12 and 12.01

Chairman Olivo called for a motion Ray Scipione made the motion that was seconded by Michael Hozik motion carried with all "Yes" votes from attending members except Ed Wuillermin and Councilman Oliva who abstained and Philip Barbagallo who did not vote.

Mark Forte (applicant) was DENIED for a change in use to Lot 12.01 for an RV

sales/service headquarters. Chairman Olivo called for a motion Michael Messina made the motion that was seconded by James Matro motion carried with all "Yes" votes from

attending members except Ed Wuillermin and Councilman Oliva who abstained and Philip Barbagallo who did not vote.

The next meeting will be in person on June 18, 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 June 5 ,2025 by Shelly DiChurch

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