

Meeting Minutes July 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.

PRESENT: **ABSENT:** **ALSO PRESENT:**

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

Jonathan Baske
Chris Kalani
Michael Hozik

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

Chairman Olivo called for a motion to approve the June 18, 2025 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 who abstained.

James Raso
79 W 15th St Hammonton NJ 08037
Appl#01-25PB ARH # 1112175.01

Applicant seeks conditional use approval to install a solar array in the rear yard of an existing single-family dwelling.

Joe McGroarty swore in James Raso (the applicant) and Dave Lomberto from all seasons solar. Mr. Lombarto stated that the application is proposing to install ground mounted solar 18 kw in the rear yard. Mr. Lombarto stated that the applicant is not able to install the solar on the roof due to having only 1/3 of the total usage and ground would cover 100% of the usage. Stuart Wiser stated that ground mount solar is a conditional use in the RR zone that requires approval if the conditions of approval are met and they are for this application. Mr. Wiser stated that fencing, trenching and electric work would need to occur to install the solar at this single-family residence. Mr. Wiser stated that he needed testimony confirmation on a few items and questioned the applicant if lighting or landscaping would be installed. Mr. Lombarto stated that no lighting proposed and there is no proposed disturbance to the existing landscaping or trees. Mr. Wiser stated that the required glare angle is 20% and questioned that the trees will surround the solar. Mr.

Lombarto stated that there is no shine thru the panels and there is a tree line in front. Mr. Wiser questioned the height of the solar, Mr. Lombarto responded 13 and ½ ft. Mr. Wiser stated 35ft would be the max so that is compliant with the ordinance. Mr. Wiser stated that the solar will not be used for advertising purposes, Mr. Lombarto stated no that it would not. Mr. Wiser questioned if the solar would blend into the natural environment. Mr. Lombarto stated that the solar will be tempered glass with no danger, wiring under the panels with a steel frame and safe. James Sia stated that there was not much engineering for this project and questioned the fencing. Mr. Lombarto stated that it will be chain link 3-4 ft high. Mr. Sia stated that the appropriate permits will need to be submitted for this project. Mr. Wiser stated updated plans will need to be submitted with the correct address. Mr. Raso agreed. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated a motion was needed to approve the installation of ground mount solar array with the conditions. Ray Scipione made the motion that was seconded by Councilman Oliva motion carried with all “Yes” votes from attending members except Ed Wuillermin who abstained.

TIMOTHY VITT

750 RT 206 HAMMONTON NJ 08037 BLOCK 5907 LOT 9

APPL#37-24PB ARH#1112166.01

Applicant was approved for a minor site plan with a D variance for a change of use from a restaurant to office space and a residential dwelling to office space in the PA zone.

OPEN TO THE PUBLIC.

Michael Messina made a motion to adopt that was seconded by Ray Scipione, motion carried with all “Yes votes from attending members except Ed Wuillermin and Councilman Oliva who abstained.

Steven a resident from 770 Virginia Ave came forward to address the board with some concerns he had with Harbor Freight, such as the Harbor Freight sign not turning off at 10 P.M. as agreed upon and the trash area not closed. Steven also mentioned a neighbor that did not submit the proper permits for the installation of above ground pool and put up a spot light on there home that was so bright and in addition were running a boarding house out of an accessory structure on the property. Steven stated that he emailed code enforcement about this the same day and wanted to also let everyone know the Village Center has grease on the parking lot and you cannot see making a right hand turn out of the center and have dumpsters in the parking spaces.

ADJOURNMENT

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