

Meeting Minutes June 18, 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  
Michael Hozik  
Michael Messina  
Ray Scipione  
Ed Wuillermin  
Chairman Olivo  
Philip Barbagallo  
Ralph Capaccio

Councilman Oliva  
Jonathan Baske  
Chris Kalani

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

Chairman Olivo called for a motion to approve the June 4, 2025 meeting minutes. Ray Scipione made the motion that was seconded by James Matro , motion carried with all “Yes” votes from attending members.

Timothy Vitt

750 Rt 206 Hammonton NJ 08037 Block 5907 Lot 9

Appl#37-24PB ARH#1112166.01

Applicant requests a minor site approval with a ‘D’ variance for a change of of an existing restaurant to office space in PA Zone.

Ed Wuillermin excused himself from the meeting due to the application and D&R being zoning issues and unable to vote.

Anthony Padovani introduced himself as the representing attorney for the applicant

Timothy Vitt. Mr. Padovani stated that this application is for 750 Rt 206 that was previously the Angie’s Café which had 3-5 employees and 90-140 patrons daily.

Mr.Padovani stated that the applicant was proposing to change the use from a restaurant(Angie’s) and a single-family home to office and pool company on these two lots with 2 employees in the single-family home and 3 in the residential home that will be office space.Mr. Padovani stated that they will install an aluminum fence and an ADA compliant handicap parking space. Mr. Padovani stated that they did get a COF from Pinelands. Joe McGroarty swore in Miki Callahan (project manager for Absolute Pools)

and Samuel Agresta licensed planner and engineer for the applicant. Samuel Agresta introduced himself as a NJ licensed planner and engineer who received his bachelors from Drexel University and has appeared before many boards and was accepted by the board as an expert witness. Mr. Agresta stated that he had 2 exhibits A1(Ariel view) and A2 (Iso view) A1 shows the site as it appears today that is a 7.2 acre property located on Rt. 206 and 5.5 of these acres will not be developed as there is wetlands on the site. Currently 1.8 acres is developed. Mr. Agresta stated that both buildings on this site are single story structures and 1300 sq ft each that has good drainage which is a partial slope to 206 and nothing proposed will disturb this. Mr. Agresta stated that the existing lighting on the site will remain and will comply and submit an analyses for this project. Mr. Agresta stated that positive and negative criteria was needed for this application and this use can provide open air space utilizing only 1/4 of the property and 3/4 not used with plenty of parking and open area, the proposed use will not impact the general welfare of the community as only one side of this site has residential dwellings and nothing on the other side which is located on Rt 206 which is a County Rd and County roads support this type of use. Mr. Agresta stated that there is minimal construction or disturbance proposed for this area and saw the requested use less traffic, employees and patrons as the previous restaurant use had. Miki Callahan introduced herself as the project manager for Absolute Pools and stated that nothing will be stored on this site and the employees will take the work trucks home with them other than a couple vehicles. Ms. Callahan stated that Absolute Pools services pool and minimally installs pools for residential and commercial as well as trains and certifies life guards. Ms. Callahan stated that they would like to grow the business in the future. Chairman Olivo questioned Ms. Callahan if there would be any retail sales on this site and Ms. Callahan stated that there would not be the technicians drive to Delran for all the supplies for their jobs and report to this site in the morning to receive their schedule for the day so this location will operate as a headquarters/ office. Ms. Callahan stated that the office was in Shamong NJ currently. Stuart Wiser stated that he has driven by this site and has seen activity over the last year at this site and questioned how that corresponds with the testimony on the amount of employees and vehicles on site and questioned the use of the rear of this site. Ms. Callahan stated that the rear will be used to store stone and mulch for the jobs and the crews will pick this up. Mr. Wiser questioned if the County has seen this application and the County needs to submit a letter of no interest that the applicant will supply to the professionals as well as the LLC partnership status. Mr. Wiser questioned the date the buildings were built. Mr Agresta stated that from research between 1936-1940. Mr. Wiser stated that these buildings are a pre-existing non-conformity and will need the D1 variance for the change of use as well as the lot coverage. James Sia questioned if the applicant will continue to use the gravel driveway and Ms. Callahan stated yes the gravel will remain and they come in on the North side. Mr. Sia stated the DOT will also need to provide the applicant with a letter of no interest since there was no application submitted to them due to no changes. Mr. Sia questioned the applicant on the trash on site. Ms. Callahan stated that they will have a trash and recycle container and will be responsible for the pick up through waste management. Michael Hozik stated that the Environmental

Commission did not see an application for this and the applicant agreed to make a presentation before them as a condition of approval that was confirmed. Mr. Wiser questioned the amount of vehicles on the site and what the max growth for this site was as Ms. Callahan had testified that they want to see growth. Ms. Callahan stated that there will be approximately 7 vehicles in the site over night and they would submit a revised plan. Chairman Olivo opened the meeting up to the public noone came forward, public portion closed. Joe McGroarty stated a motion was needed for the minor site plan, D variance. 2 C variances for the side buffer and height of the garage/shed with the conditions: letter no interest from the DOT and County, lighting plan, revised plan, presentation to the Environmental Commission, proof LLC status and a certificate of nonconformity. Ray Scipione made the motion that was seconded by James Matro, motion carried with all :Yes: votes from attending members.

Serrano Tire- Adoption of Decision and Resolution  
725 N. 1<sup>ST</sup> Rd Hammonton NJ 08037 Block 4402 Lot 30  
Appl#39-24PB ARH#1112167.01

Applicant was approved to construct a 7,200 sq ft building to be used as a tire service center in the HB zone. Michael Hozik made the motion that was seconded by Michael Messina, motion carried with all “Yes” votes from attending members.

The next meeting will be in person on July 2, 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 19 ,2025 by Shelly DiChurch

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