

Meeting Minutes August 6, 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 July 2, 2025 meeting minutes. Michael Messina made the motion that was seconded by James Matro , motion carried with all “Yes” votes from attending members except Jonathan Baske who arrived late. Mr. Lyons made a presentation to the Board in regards to some changes and construction that the schools have been doing. Mr. Lyons stated that the Warren E Soy park had to be taken down due to the old age and condition and it was a priority for the Board of Ed to bring the playground back and they are expanding the playground due to the increase of students over the years, and will be replacing the fence. Mr. Lyons stated that there will not be any mulch. Mr. Lyons stated that the ECEC they had added 8 new classrooms last year and are adding 8 more on the new 2nd floor in addition to an elevator. Mr. Lyons was happy to report that there is no waiting list for the 4 year old classroom and they are even able to take some 3 year olds. Mr. Lyons also stated that in front of the ECEC building the drainage was updated and is now Pinelands compliant and the issues Pinelands had have been remedied. Mr. Lyons stated that the field house by the high school is also being added onto as it was undersized and through donations and fundraising they are able to expand so that boys and girls will be able to utilize at the same time due to the size increase. Ed Wuillermin questioned the school boards thoughts on birth rate decline as he had heard this was something currently. Mr. Lyons stated that he had not heard that but the number of students will fluctuate year to year due to many factors such as the option

for private schools, technical schools, moving ect. Mr. Lyons stated that the school is comfortable with the current numbers but they continue to keep a couple things on their radar such as the Atco multiplex which is the site of the old movie theater that will be some new residential homes and as Atco students come to Hammonton in 7th grade they will continue to monitor this. Mr. Lyons stated in addition to this they are continuing to monitor the West End project here in Hammonton also that will bring new town homes and potential students. Chairman Olivo thanked Mr. Lyons for coming in and doing this presentation to keep the community posted on the changes.

NJ CDG 015 LLC
999 S. GRAND ST. HAMMONTON NJ 08037
APPL # 07-25PB ARH

Neil Obrien introduced himself as the attorney representing the applicant and was with Archer & Greiner law firm and was requesting a site plan approval for solar installation for this property that is in the M1 zone. Joe McGroarty swore in Chris Mavity and Mr. Bingeman. Mr. Mavity introduced himself as the applicants representative and is with UGE which is an international solar developer and has a large portfolio for roof and ground solar projects. Mr. Mavity referred to A1 exhibit which was an ariel. Mr. Mavity stated that this project will provide local residents with the option to subscribe to this community solar and benefit as some may not have the option to install solar. Mr. Mavity stated that construction will take place sometime this fall and wrap up in the spring. Mr. Mavity stated that this roof top project will be approximately 10-15 workers, 5-10 additional vehicles and 1-2 deliveries during the week during the construction of this project. Mr. Mavity stated that they will have a 40 year lease with the tenant and 25 with the clean energy program and will keep up with the maintenance as needed. Mr. Mavity stated that ACE customers can subscribe and reduce their bills through solar credit. Mr. Bingeman introduced himself as the Cival Engineer for this project and stated he had his bachelors from Lafayette College and has been a licensed engineer for 9 years and in NJ and PA since 2022 and this was his first time appearing before Hammonton. The board accepted him as an expert witness. Mr. Bingeman stated that this project will have minimal impact on the site and there is no proposed expansion with a minimal increase in impervious coverage. Mr. Bingeman referenced to A1 an exhibit that was a colorized ariel of the site and stated some wetlands and wooded area on this site, then referred to A2 a site plan rendering and stated the proposed solar panels will not have a visual impact and there will be a 3 piece transformer on a concrete pad on the ground and the roof panels will have a racking system that is 9 and ½ inches with a reflective panel. Stuart Wiser stated that the applicants testimony had addressed the ARH report and saw no detriment to the board granting the application. James Sia questioned the applicant if there would be any batteries and was advised no. Mr. Sia also stated a fire plan will be needed. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated a motion was needed for a site plan waiver to install roof solar with limited ground and will include a fire plan and comply with the ARH report. Ed Wuillermin made the motion that was seconded by James Matro, motion carried with all Yes votes from attending members except Jonathan Baske who arrived late.

WALMART
55 S. White Horse Pike Hammonton NJ 08037
Appl # 04-25 PB ARH # 1110028.04

Applicant seeks approval to install new signage at the existing Walmart associated with its online ordering pickup operation, a new canopy cover over the online pickup area, associated façade improvements, and updates to building signage. Other improvements

include restriping the existing parking lot and installation of directional signage. Tom Letizia introduced himself as the attorney representing Walmart and stated that this application was seeking a handful of waivers and was located in the GW zone where retail is permitted and has been open since 1995. Mr. Letizia stated that they are proposing to restrip the parking lot and add a canopy and new signage with no changes to the following: no building expansion, no additional impervious coverage, no employee amount changes and no landscaping changes. Mr. Letizia stated that they will be reducing the parking spaces by 11 but they will still meet the code requirements as there will be 595 spaces where 376 are required. Mr. Letizia listed the 5 variances needed which were the following: max area for the direct sign where 3 sq ft is requested and 2 is permitted, 10 sq foot banner proposed, limit of wall mount signs and 6 proposed one permitted, 24 inch max wall mount proposing 66 inches, letter height 18 inches permitted proposing 66 for the Walmart sign. Joe McGroarty swore in Mr. Lomei. Mr. Lomei stated that he was from Bohler engineering and has his bachelors from Delaware and with Bohler for 14 years, the board accepted as an expert witness. Mr. Lomei stated that the cart corral will be relocated. Mr. Lomei stated that the proposed signage will not obstruct driving or be in direct vision and the Banner sign will not be in the driver's eye. Mr. Lomei stated that there will be no changes to traffic circulations or drainage and they received a Pinelands exempt letter and nothing needed for DOT as there are no changes. Joe McGroarty swore in James Owens an architect representing Walmart. Mr. Owens stated that he has his bachelors since 2002 and has been licensed in NJ for 7 years and the board accepted him as an expert witness. Mr. Owens referred to exhibit A4 and stated the 4 signs have been there since 1995 that are as follows: lawn and garden, pharmacy, Walmart and Pickup that total 430.6 sq ft and the new signs proposed will be 421.90 a slight decrease. Mr. Owens stated that the only sign that is illuminated is the Walmart sign and they will be removing the spark from this sign. Mr. Owens stated that the building was dated and they will be repainting the outside a darker grey shade. Stuart Wiser asked if the applicant will consider breaking up all that grey, maybe a splash of color to improve the visual appearance. Mr. Owens stated that he is not authorized to agree to any changes from Walmart. Joe McGroarty swore in John Mcdermott the applicant's planner. Mr. Mcdermott stated that he was a licensed planner in NJ and has appeared before the board at a meeting last month and the board accepted him as an expert witness. Mr. Mcdermott stated that this is a single lot for 30 plus years and is an anchor retail location. Mr. Mcdermott stated that they are proposing a 10 sq ft marker and will have a 13 ft clearance where 8 ft is required. Mr. Mcdermott stated that he read the master plan and it did not have anything mentioned for the Walmart location. Stuart Wiser stated that he would like to see the board agree with adding something to the proposed grey walls for a splash of color. Jonathan Baske commented that he agreed and has seen similar jobs done that did not look as visually appealing. Mr. Letizia stated that they are not authorized to make changes and Walmart goes by a standard color scheme. After discussion it was agreed that Walmart's planner and Mr. Wiser could further discuss a splash of color within the Walmart color scheme. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated a motion was needed for a

minor site plan with a C variance and ARH report compliant with the understanding that the applicant and Mr. Wiser can work together for the color scheme. Ralph Capaccio made the motion that was seconded by Jonathan Baske, motion carried with all Yes votes from attending members.

James Raso

79 W 15th St Hammonton NJ 08037

Appl#01-25PB ARH # 1112175.01

Applicant was approved to install a solar array in the rear yard of an existing single-family dwelling. Chairman called for a motion for the D&R. Michael Messina made the motion that was seconded by James Matro, motion carried with all Yes votes from attending members except Jonathan Baske and Ed Wuillermin who abstained.

The next meeting will be in person on August 20, 2025 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday August 7 ,2025 by Shelly DiChurch
