

Meeting Minutes September 17, 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
Chris Kalani
Ed Wuillermin
Chairman Olivo
Philip Barbagallo

Michael Hozik
Ray Scipione
Jonathan Baske
Ralph Capaccio

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

Chairman Olivo called for a motion to approve the September 3, 2025 meeting minutes. Michael Messina made the motion that was seconded by James Matro , motion carried with all "Yes" votes from attending members except Chris Kalani who abstained.

Omar Flores

350 Railroad Ave Hammonton NJ 08037 Block 2419 Lot 2

Applicant seeks approval for a use variance to permit automobile sales at the existing auto repair shop.

ARH#1112141.01 Appl#06-23ZB

Charles Woolson introduced himself as the attorney representing Omar Flores. Mr. Woolson stated due to only 5 board members in attendance able to vote since this application was a zoning board issue and Ed Wuillermin and Councilman Oliva could not vote stated they would postpone the application until October 15, 2025.

Reynardo and Alyssa Vega

51 Main Rd Hammonton NJ 08037

ARH # 1113091.01 Appl#02-25PB

Applicant seeks relief from conditional use standards to construct a horse barn at the rear yard of the existing dwelling.

Frank Raso introduced himself as the attorney representing the Vega application.

Stuart Wiser stated that when the application was filed it reflected a D variance but with review it should be a C variance, Frank Raso agreed. Joe McGroarty swore in Reynardo and Alyssa Vega. Alyssa Vega stated that they were proposing a horse barn in the back property for their 2 horses that are currently boarded elsewhere. Alyssa Vega stated they have 2 kids ages 5 and 7 and they ride and compete in competitions and would love to bring this to their home that would save

money and be convenient. The applicant also stated that a waste company will remove the waste as needed. David Scheidegg introduced himself as a NJ licensed planner and engineer. Mr. Scheidegg referred to and exhibit A1 which was an ariel map. Mr. Scheidegg showed the residential dwellings on this ariel as well as the proposed 30x33 barn for the horses and explained lot 10 shows a residential dwelling that is the applicants primary residence and lot 9 is 8.8 acres and has a residential dwelling that the applicant also owns and is a rental. Mr. Scheidegg stated that there is no tree removal to install this barn and the applicant will be installing a 6 ft fence that was approved by permitting and is a good location for the proposed as the surrounding area is residential homes and blueberry farms. Stuart Wiser questioned the applicant on the amount of lot coverage; Mr. Scheidegg stated 2 percent where 40 percent is permitted. Stuart Wiser stated that the only variance needed was for the use of the accessory structure as the ordinance is silent on this matter and when silent it is not approved. James Sia confirmed the fence height and setbacks with the applicant Mr. Scheidegg stated that the fence will be 6 ft high and comply. James Sia also questioned the lighting and amount of horses, Mr. Scheidegg stated there will be stable lighting for safety and Stuart Wiser stated the ordinance does not limit the amount of horses. 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 C variance for an accessory structure which the ordinance does not provide. Councilman Oliva made the motion that was seconded by James Matro motion carried with all "Yes" votes from attending members except Chris Kalani who abstained.

Stuart Wiser spoke on the Master Plan update and stated that it was almost ready for the budget number and that there were three pieces: zoning map change, language in the ordinance and redo the checklists. Mr. Wiser stated that the map change and checklist should be ready mid October and should be heard together and that the language in the ordinance will take more time. Mr. Wiser stated that he will write the ordinance and send it to Joe McGroarty and Mike Malinsky.

Silver Wing Tattoo
9 S. Washington St. Hammonton NJ 08037
ARH # 1112163.01 Appl# 35-24PB

Applicant was approved for a change of use of the existing photography studio to a proposed tattoo studio.

Michael Messina made the motion to adopt the D&R that was seconded by Councilman Oliva, motion carried with all "Yes" votes from attending members except Chris Kalani who abstained.

Donio Realty Company LLC
642 Bellevue Ave Hammonton NJ 08037
ARH # 1113092.01 Appl#03-25ZB

Applicant was approved for a site plan waiver in order to change the existing use of this former House of Worship to a single-family dwelling.

Ed Wuillermin made the motion to adopt the D&R that was seconded by James Matro, motion carried with all "Yes" votes from attending members except Chris Kalani who abstained.

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

ADJOURNMENT

Respectfully submitted this day of Thursday September 18 ,2025 by Shelly DiChurch
