

Meeting Minutes September 3, 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.

<u>PRESENT:</u>	<u>ABSENT:</u>	<u>ALSO PRESENT:</u>
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James Matro
Jonathan Baske
Michael Messina
Ray Scipione
Ed Wuillermine
Chairman Olivo
Philip Barbagallo
Ralph Capaccio
Councilman Oliva

Michael Hozik

Chris Kalani

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

Chairman Olivo called for a motion to approve the August 20, 2025 meeting minutes. Ray Scipione made the motion that was seconded by James Matro , motion carried with all "Yes" votes from attending members except Councilman Oliva who abstained and Philip Barbagallo who did not vote.

Reynardo and Alyssa Vega
51 Main Rd Hammonton NJ 08037
ARH # 1113091.01 Appl#02-25PB

Applicant seeks D variance relief from conditional use standards to construct a horse barn at the rear yard of the existing dwelling. Asking for postponement for September 17, 2025 agenda. Reynardo Vega addressed the board and stated that he would like a postponement until the September 17, 2025 meeting due to his attorney not being able to make this meeting. Joe McGroarty stated that he will not have to republish and resend certified mailings and will be heard September 17, 2025.

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

Applicant seeks approvals for a change of use of the existing photography studio to a proposed tattoo studio.

Chris Mullen introduced himself as the attorney representing Silverwing Tattoo and was with Brian Howells office who could not make the meeting due to a schedule change in his dialysis. Mr. Mullen stated that the property is located at 9 S. Washington in the DT4 zone and the applicant is seeking a change of use from a photography studio to a tattoo shop which is a local

service use. Mr. Mullen stated that no proposed changes to the footprint and there has not been since 1940. Joe McGroarty swore in the applicants: Kyle Konopka and Melissa Conley. Mr. Konopka stated that the hours of operation will be Tuesday through Saturday 12-8 P.M and there are up to 5 employees and 2 clients in the building on average. Mr. Konopka stated that 11 people max are in the building. Mr. Konopka stated that there are no proposed landscaping but has already planted some flowers and bushes to clean up the garden in the rear of the property. Mr. Konopka stated that there are 5 parking spaces on this site and when questioned about the lighting informed the board that will only propose lighting above the sign which was also above the sign from the previous business. Mr. Konopka stated that there is an open floor plan with no doorways and a back office. Mr. Konopka stated that there are tenants on the 2nd floor. Mr. Konopka stated that his employees are 1099 workers and do the scheduling for themselves and people travel from many other areas to see the artists that work here. Councilman Oliva questioned the type of waste for this shop. Mr. Konopka stated that they have a waste company for the medical waste that picks up from the site every 6 months and they store all of this in the mandated and labeled containers. Stuart Wiser questioned if any odors would be generated. Melissa Conley stated that the only odor is the cleaner they use that is stronger than Lysol to kill pathogens and germs after each customer. Stuart Wiser questioned the use of the second floor. Mr. Konopka stated that it is a residence. Stuart Wiser stated that upper floor residence is permitted. Mr. Wiser referred to the ARH report and Chris Mullen stated that they will comply. Mr. Wiser stated that since the residential home on this same lot faces 54 that DOT would need to provide a letter of no interest as part of compliance with the D&R. Mr. Wiser stated that this structure is eligible for a certificate of nonconformity and the applicant needs 2 variances, 1 for the parking spaces where 13 spaces are required and 3 or 5 are provided and the height of the sign. James Sia questioned the applicant for lighting proposed above the sign and Mr. Konopka stated that he will be doing the same light as the previous sign. After discussing the size of the sign requested the applicant stated that they will comply with the ordinance for sign requirements. James Sia stated that for the site plan waiver no additional lot coverage was proposed. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated a motion was needed for site plan waiver, with one variance for parking where 13 are required and 3-5 are existing, letter of no interest from DOT, certificate non conformity, waivers in ARH report. Ray Scipione made the motion that was seconded by James Matro, motion carried with all "Yes votes from attending members except Jonathan Baske and Philip Barbagallo who did not vote.

Donio Realty Company LLC

642 Bellevue Ave Hammonton NJ 08037

ARH # 1113092.01 Appl#03-25ZB

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

Chris Mullen stated he was representing James Donio for a change of use from a house of worship to a single family dwelling. James Donio stated that he purchased this to preserve this historical building and it was already set up to be a single family dwelling with a bathroom and kitchen. Mr. Donio stated that the building was split level style and he was not proposing any changes at this time but did already do some minor work to preserve this building. Mr. Wiser questioned if any accessory structures were on the property and Mr. Donio stated there were none. James Sia stated that there were no proposed changes and recommended the site plan waiver. Joe McGroarty stated a motion was needed for a site plan waiver, change of use and a certificate of non-conformity. Ray

Scipione made the motion that was seconded by Michael Messina, motion carried with all "yes" votes from attending members.

HAMMONTON GARDENS ADOPTION OF D&R

882 12TH ST. HAMMONTON NJ 08037

ARH#1110043 APP#14-21PB BLOCK 1201 LOT 5&5.01

Applicant seeks an extension on the approval to construct 4 new apartment buildings (84) units.

Chairman Olivo called for a motion, Ray Scipione made the motion that was seconded by Ralph Capaccio, motion carried with all "yes votes from attending members except Councilman Oliva who abstained.

The next meeting will be in person on September 17, 2025 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday September 4 ,2025 by Shelly DiChurch
