

Meeting Minutes October 15, 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:**

Ed Wuillermin  
James Matro  
Ray Scipione  
Ralph Capaccio  
Michael Messina  
Michael Hozik  
Chris Kalani  
Philip Barbagallo  
Chairman Olivo

**ABSENT:**

Jonathan Baske  
Jonathan Oliva

**ALSO PRESENT:**

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

Chairman Olivo called for a motion to approve the October 1, 2025 meeting minutes. Michael Messina made the motion that was seconded by Ray Scipione , motion carried with all “Yes” votes from attending members.

Joe McGroarty stated the application to be heard was a zoning issue and Ed Wuillermin could not vote, therefore Ed Wuillermin excused himself from the meeting.  
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 that is seeking a use variance for the sale of used cars at his current auto repair shop.

Joe McGroarty swore in the following: Philip Sartorio, Planner and Brian Peterman, Eng, for the applicant Omar Flores.

Philip Sartorio provided his credentials as a licensed planner in NJ working and testifying for many counties since 1987. Mr. Sartorio stated that the site plan was provided by Brian Peterman. Mr. Sartorio referred to Exhibit A and stated that this is a rectangular shape parcel located in the DT2 zone approximately 15,383 sq ft with an existing one story garage that was built in 1960. Mr. Sartorio displayed photos since 1957 having this use for this location previously. Mr. Sartorio stated that this use is consistent with the area and referred to Exhibit B showing the surrounding office building, detail shop, bakery and brewery, displaying the mix of commercial uses. Mr. Sartorio stated that the applicant is seeking a 900ft accessory structure to store the tires/materials for this site, cleaning up the site as currently the tires are outdoors. Mr. Sartorio stated that positive and negative criteria is needed for this application stating the following: this is a well suited use for the site with similar surrounding uses, no determinate to the location, with the installation of the pole barn and storing of these tires will promote safer to the site, historically auto use in this location, site is surrounded by county roads no local roads, promotes visually appealing. Mr. Sartorio stated that they are proposing some landscaping along 13<sup>th</sup> St and Railroad Ave. and along the proposed accessory structure. Mr. Sartorio stated that the pole barn will have windows on the 13<sup>th</sup> side and the paint will match the primary structures red and grey coloring. Mr. Sartorio stated this was compatible with the Master Plan that promotes growth and deemed this Downtown area in need of redevelopment. Chairman Olivo stated that he had concerns and this site was messy and looked like a junk yard with all the tires and cars. Mr. Sartorio stated that this application was in effort to rectify this as the proposed pole barn will store all the tires and be no longer indoors and the trucks that are parked to block said tires will also be removed. Mr. Sartorio stated that there is no additional proposed signage.

Brian Peterman introduced himself as a licensed engineer for NJ and has been before this Board any many others having done private and municipal for over 40 years. Mr. Peterman referred to A4 which showed the existing conditions on the site. Mr. Peterman stated that the application will improve the existing conditions on this site. Mr. Peterman discussed some of the existing setbacks that do not meet requirements as they are pre existing. Mr. Peterman stated that this proposal will reduce the impervious coverage and adds some green space in the front. Mr. Peterman stated that after some discussions with the board professionals the applicant had made some modifications such as the pole barns height to conform with the ordinance. The Board had some questions such as the trash dumpster having an enclosure (as none proposed) the water run off from the proposed pole barn into the neighboring lot (applicants professionals agreed to look into), renovating the existing building for auto repairs (the applicant recently painted and did not propose anything further to this building). Stuart Wiser went through the ARH report with the applicant's professionals as some questions of hours of operation for the business, number of employees, lighting proposed and making the pole barn more

visually appealing and the status of the County application. Mr. Peterman stated that the application was submitted to the County and they are waiting for response. Joe swore in Omar Flores and he responded to the boards questions as follows: hours 9-6 Monday through Saturday, closed Sunday, 3 employees (mechanic, owner and one office), no washing or detailing on site, and the use of the pole barn for tire/material storage only. The purpose of the pole barn to make the site look better. The applicant agreed to go before the Environmental Commission. Joe McGroarty swore in Ray Vega. Mr. Vega stated that the applicant was his nephew and he is helping him with his business and they want the property to look good for the Community as he himself has properties in town and makes sure they look good for the Town and will help Mr. Flores accomplish that. James Sia questioned the designated parking spaces and how they would be identified if no signs were proposed. The applicants professionals stated that there will be markings to identify. Mr. Sia also advised there should be a fence or barrier from the brewery property, the applicant agreed. After discussion with the board the applicant agreed to work with the board with the appearance of the pole barn. Chairman Olivo opened the meeting up to the public, no one came forward, portion closed. Joe McGroarty stated a motion was needed for the curb and sidewalk, Michael Messina made the motion that was seconded by James Matro the motion was denied with 4 "No" votes from James Matro, Ralph Capaccio, Michael Hozik and Chairman Olivo and 3 "Yes" votes from Chris Kalani, Ray Scipioine nad Michael Messina. Joe McGroarty stated a motion was needed for the site plan, all variances and conditions of approvals and compliant with all listed in the ARH report. Ray Scipioe made the motion that was seconded by Ralph Capaccio, motion carried with all "Yes" votes from attending members except Philip Barbagallo who did not vote.

#### ADJOURNMENT

Respectfully submitted this day of Thursday October 16,2025 by Shelly DiChurch

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