

Meeting Minutes November 5, 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:

Ray Scipione
Ralph Capaccio
Michael Messina
Michael Hozik
Philip Barbagallo
Chairman Olivo

ABSENT:

Jonathan Baske
Jonathan Oliva
Ed Wuillermin
James Matro
Chris Kalani

ALSO PRESENT:

Joseph McGroarty, Esq
Shelly DiChurch, Secretary

Chairman Olivo called for a motion to approve the October 15, 2025 meeting minutes. Michael Messina made the motion that was seconded by Ray Scipione , motion carried with all "Yes" votes from attending members.

There were no Planning Board Issues this meeting.

Zoning Board Issues

Niki-JJ Partners LLC
734 12th St Hammonton NJ 08037 Block 1201 Lot 29,30,31
Applicant continuation from October 1, 2025 meeting and requests postponement until December 3, 2025 for Preliminary and Final Major Site Plan approval with a "c" variance and 'd-3' conditional use variance relief to demolish an existing gas station at the subject property and develop a WAWA convenience store with fueling stations, landscaping, storm water management, signage and other site improvements.
ARH # 1112142.03 APP#01-25ZB

Joe McGroarty stated the Nikki Jj Partners/Wawa application was postponed until December 3, 2025 which was also published in the newspaper and posted on the Town website of this change.

Chairman Olivo stated that there will be no meeting November 19, 2025 and the next meeting will be December 3, 2025.

Chairman Olivo stated that the Board had the 2026 meeting dates and they should look over these dates and advise if there are any conflicts with the dates so that they can approve them at the December 3, 2025 meeting.

Decision and Resolution

Omar Flores

350 Railroad Ave Hammonton NJ 08037 Block 2419 Lot 2

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

ARH#1112141.01 Appl#06-23ZB

Chairman Olivo called for a motion to adopt the Flores D&R, Ray Scipione made the motion that was seconded by Ralph Capaccio, motion carried with all "Yes" votes from attending members.

Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed.

ADJOURNMENT

Respectfully submitted this day of Thursday November 6 ,2025 by Shelly DiChurch
