

Meeting Minutes January 21, 2026
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:

Jonathan Baske
Ralph Capaccio
Michael Hozik
Michael Messina
Micky Pullia
Ray Scipione
Ed Wuillermin
Chris Kalani
Philip Barbagallo
Jessie Childs
Chairman Olivo

ABSENT:

ALSO PRESENT:

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

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 requested additional continuation on December 3, 2025 agenda 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 that this is a zoning Board vote and excused James Matro and Ray Scipione.

Cherlynn Walters stated that this was a continuation for the Wawa application and they renoticed for this meeting. Ms. Walters stated that the biggest concern at the last meetings was traffic and the applicant submitted an application to the DOT to install a traffic light. Joe McGroarty swore

in Justine Fox the applicants traffic engineer and was again accepted as expert witness. Ms. Walters stated that the proposed will not change the site plan itself and they will provide the DOT submission as a courtesy to the board professionals. Ed Wuillermin questioned what would have updated in the analysis and Ms. Fox stated that the application submitted to DOT originally was without a traffic signal and the application was with the traffic signal . Ms. Fox stated that the proposed traffic signal will coordinate with the existing traffic signal at the next intersection. Ms. Walters stated that DOT will either approve or deny the traffic signal and its their decision. Ms. Walters stated she expects 30-45 days to hear a response back from the DOT. Joe McGroarty swore in Leah Furey Bruder the applicants planner who provided testimony at the October meeting. Ms. Bruder stated that they were seeking a handful of relief and will summarize the requested relief as they have gone through this at the previous meetings Ms. Bruder stated that this is in the HB zone and the site is appropriate for this use as there is a gas station currently on the property and surrounding by other similar uses. Ms. Bruder stated some of the relief needed is the trash enclosure not inside the building and no service station within 500 feet of a church with gas stations currently surrounding said church. Ms. Bruder stated that they are now porposing 2 area signs and one was reduced to a monument sign. Chairman Olivo questioned the applicant if they would consider 2 monument signs and it was answered that they did not want to make that change for safety and Stuart Wisner agreed. Ms. Bruder stated that none of the deviations requested were detrimental including the side yard buffer on the West side where 65 is required and 62 is proposed. Jonathan Baske questioned if the applicant would consider a masonry trash enclosure instead of vinyl and the applicant agreed. Stuart Wisner stated that the applicant had addressed most of the items on the ARH report but wanted testimony for the temporary signs during construction and the applicant agreed to be compliant. Mr. Wisner also asked if the applicant would be compliant with the performance standards and the applicant agreed. James Sia stated that in the regard to tree removal he advised the applicant to comply with appropriate permitting and the applicant advised they met with the Environmental Commission and they were in favor if the applicants proposals. Michael Hozik questioned if they would consider adjusting the lighting and the applicant stated they will remain whats proposed for safety reasons. James Sia also asked the applicant keep them in the loop for the DOT application and the applicant agreed. The board questioned the need for 2 access points and the applicant stated for safety and the DOT prefers they have more than one.

Chairman Olivo opened the meeting up to the public.

Theresa Treola came forward and stated she was concerned since the wait time for traffic at 5 P.M is already 10-15 minutes. Ms. Treola stated she was not for the proposed Wawa. Nick Domenico came forward and stated this area is a dangerous and bad intersection and turning is always challenging. Carlos Ruiz came forward and stated the lights would light up the residential homes and the bushes would not provide cover for all the light and this proposed Wawa just does not make sense. Moreen Donozo stated that she did a community survey on Facebook to see what the Town people wanted or did not want and had comments and concerns she wanted to read. Ms. Walters stated that there is no way to verify the legitimacy of these people and comments and you can have your voice heard if you come to the meeting. Chairman Olivo called for a 5 minute break. After the break Ms. Walters stated that the comments are not admissible and Joe McGroarty agreed and stated that there is no way to verify these comments from people not present at meeting. Moreen Donozo stated that what her facebook group showed is most of the people that commented lived within 1 mile radius and 75% strongly opposed the Wawa. Linda Rosing came forward and stated that she already can not get out of her driveway and this Wawa will lower the value of her homes as the traffic will only get worse and the tractor trailers will be blocking driveways. Christina Camuso also came forward and stressed her concerns for safety and wanted to go on the record stating this will cause a significant traffic change for the worse. Joe McGroarty stated that the board had to legally view the relief the applicant was seeking and traffic did not apply to that relief therefore legally if the board denied application the town could

go into litigation and further cost the town. Ms. Walters also reinstated that the use for a convenient store was already permitted and they were seeking approval for the gas pumps which there is a gas station there currently. Ms. Walters asked the board see favorably for this application.

Joe McGroarty called for a motion for a D3 variance for conditional use approval to allow to close to a church, trash enclosure outside not in building, sign relief, C variances for setbacks, buffer requirements, conditions listed on the ARH report, compliance with new plans, good faith for DOT request for the traffic signal and work with the Board professionals. Jonathan Baske made the motion that was seconded by Michael Hozik, motion carried with "Yes" votes from Jonathan Baske, Ralph Capaccio, Michael Hozik, Michael Messina, Micky Pullia, Ed Wuillermin and Chairman Olivo. Chairman Olivo called for a motion to send a letter to the DOT in support for the traffic signal, Michael Hozik made the motion that was seconded by Chairman Olivo motion carried with "Yes" votes from Jonathan Baske, Ralph Capaccio, Michael Hozik, Michael Messina, Micky Pullia, Ed Wuillermin and Chairman Olivo.

Stuart Wiser touched base on the Master Plan and stated the sub commission will be going through this 400 page document and breaking into phases of importance with the first phase definitions and zoning.

Chairman Olivo called for a motion to approve the 1/7/26 meeting minutes Michael Messina made the motion that was seconded by Michael Hozik motion carried with "Yes" votes from all attending except James Matro and Ray Scipione who did not vote, Micky Puillia who abstained and Jessie Childs who did not vote.

Decision and Resolution

There were no decision and resolutions this meeting.

ADJOURNMENT

Respectfully submitted this day of Thursday January 22, 2026 by Shelly DiChurch
