

MEETING MINUTES JANUARY 7, 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 COUNCILMAN SCIPIONE 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:**

ED WUILLERMIN
RAY SCIPIONE
JAMES MATRO
CHRIS KALANI
MICHAEL MESSINA
MICHAEL HOZIK
RALPH CAPPACCIO
JONATHAN BASKE
PHILIP BARBAGALLO
JESSIE CHILDS
CHIRMAN OLIVO

STUART WISER, PLANNER

JOSEPH MCGROARTY, ESQ
SHELLY DiCHURCH, BOARD SECRETARY

RAY SCIPIONE OPENED THE MEETING AS THE FIRST MEETING OF 2026. RAY SCIPIONE OPENED UP TO THE ELECTION OF OFFICERS STARTING WITH THE NOMINATIONS FOR THE ELECTION OF CHAIRPERSON FOR THE TERM OF ONE YEAR.

MICHAEL HOZIK NOMINATED BILL OLIVO MICHAEL MESSINA SECONDED THE MOTION, ALL ATTENDING MEMBERS VOTED "YES" MOTION CARRIED FOR BILL OLIVO AS CHAIRMAN. CHAIRMAN OLIVO TOOK OVER THE MEETING AND THANKED THE BOARD MEMBERS AND STATED THEY WILL HAVE A LOT TO DO THIS YEAR. CHIRMAN OLIVO OPENED THE NOMINATIONS FOR VICE CHAIRPERSON ED WUILLERMIN NOMINATED RALPH CAPACCIO, JAMES MATRO SECONDED ALL ATTENDING MEMBERS VOTED "YES" MICHAEL MESSINA MADE A MOTION TO CLOSE THAT WAS SECONDED BY RAY SCIPIONE. CHAIRMAN OLIVO OPENED THE NOMINATIONS FOR SOLICITOR FOR THE TERM OF ONE YEAR MICHAEL HOZIK NOMINATED JOE MCGROARTY AND JAMES MATRO SECONDED ALL ATTENDING MEMBERS VOTED "YES: ED WUILLERMIN MADE A NOMINATION TO CLOSE THAT WAS SECONDED BY RAY SCIPIONE. CHAIRMAN OLIVO OPENED THE NOMINATIONS FOR PLANNER FOR THE TERM OF ONE YEAR, MICHAEL HOZIK NOMINATED STUART WISER AND MICHAEL MESSINA SECONDED WITH ALL "YES" VOTES FROM ATTENDING MEMBERS ED WUILLERMIN MADE A MOTION TO CLOSE THAT WAS SECONDED BY RAY SCIPIONE. CHAIRMAN OLIVO MADE A NOMINATION FOR A CONFLICT PLANNER TIFFANY MORRISEY MICHAEL MESSINA SECONDED ALL ATTENDING MEMBERS VOTED "YES" AND CLOSED. CHAIRMAN OLIVO OPENED THE NOMINATIONS FOR BOARD SECRETARY MICHAEL MESSINA NOMINATED SHELLY DICHURCH

JONATHAN BASKE SECONDED ALL ATTENDING MEMBERS VOTED "YES" CLOSED. CHAIRMAN OLIVO CALLED FOR THE APPROVAL OF THE BOARD RULES ALL MEMBERS :YES". CHAIRMAN OLIVO CALLED FOR A MOTION TO APPROVE THE 12/3/25 MINUTES MICHAEL HOZIK MADE THE MOTION THAT WAS SECONDED BY JAMES MATRO MOTION CARRIED WITH ALL YES VOTES. CHAIRMAN OLIVO STATED THAT AT THE JANUARY 21, 2026 MEETING THERE WILL BE A DISCUSSION ON THE MASTER PLAN AS THE BOARD MEMBERS WILL BE RECEIVING SOME UPDATES VIA EMAIL AND TOWN COUNCIL WILL BE STARTING WITH ORDINANCE CHANGE AT THEIR NEXT MEETING. CHAIRMAN OLIVO ALSO ADVISED THE BOARD MEMBERS TO WATCH THE 2 PREVIOUS MEETINGS FOR WAWA SO THAT THEY ARE CAUGHT UP FOR THE JANUARY 21, 2026 MEETING WHICH THEY WILL BE CONTINUING THE DISCUSSION. STUART WISER STATED THAT THERE WILL BE A WORKSHOP FOR THE BOARD MEMBERS COMING UP AND THEY HAVE DONE THIS YEARS AGO PREVIOUSLY AND THIS WILL TAKE ABOUT 45 MINUTES ON A PLANNING AND ENGINEERING 101 AND WILL WALK THE BOARD THRU A SITE PLAN AND RECAP. IT WAS DECIDED THAT THIS PRESENTATION WILL BE PLACED ON THE FEBRUARY 18, 2026 AGENDA. STUART WISER SPOKE ON THE MASTER PLAN AND THE TOWN COUNCIL WILL ADOPT THE ZONING MAP FROM THE MASTER PLAN AS PINELANDS HAS GIVEN THE OK TO SOME ELEMENTS OF THE MASTER PLAN.

PLANNING BOARD ISSUES

THERE WERE NO PLANNING BOARD ISSUES.

ZONING BOARD ISSUES

THERE WERE NO ZONING ISSUES,

RESOLUTIONS

Sal Jacobs

186 Linda Ave Hammonton NJ 08037 Block 3504 Lot 3 & 17.01

Applicant was approved for a minor subdivision with C and D variance relief.

Chairman Olivo called for a motion that was made by Ray Scipione and seconded by Ralph Capaccio, motion carried with all "Yes" votes.

GENERAL BUSINESS

The next meeting will be in person on January 21, 2026, at the Town of Hammonton.

ADJOURNMENT

Respectfully submitted this day of Thursday January 8, 2026.

Shelly DiChurch