

Meeting Minutes March 4, 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:

Ralph Capaccio
Ed Wuillermin
Philip Barbagallo
Jessie Childs
Jonathan Baske
Chris Kalani
James Matro
Micky Pullia
Chairman Olivo

ABSENT:

Michael Messina
Michael Hozik
Ray Scipione

ALSO PRESENT:

Joseph McGroarty, Esq
Shelly DiChurch, Secretary
Stuart Wisner, Planner

Chairman Olivo called for a motion to approve the 3/18/26 meeting minutes, Ralph Capaccio made a motion that was seconded by James Matro, motion carried with all "Yes" votes from attending members except Micky Pullia and Chairman Olivo who abstained.

Zoning Board Issues:

Triple Net Investments
171 N White Horse Pike and 1,30,50 Basin Rd Hammonton NJ Block 4601 lots 1,2,4,4.01,4.02
Chairman Olivo stated the applicant postponed from February 4, 2026 and will be postponing again for a meeting date that has not yet been decided to seek approval to subdivide and create 3 new tax lots from the existing lots, construct a proposed 168,560 sq ft warehouse on lot A, construct a 15,000 sq ft retail space on lot B and modify site access for lot C resulting from the subdivision and they will re-notice for the new set date.

Stuart Wisner stated that the 4th round of the fair share housing elements for adoption was required by all towns to amend and to be consistent with new regulations brought up to date. Mr. Wisner

stated that this did not change any regulations or create new ones but only amended current to follow the state model new language and the Town must adopt by March 15, 2026 to recommend that it is consistent with the Town's master plan.

Resolutions

Adoption of Ordinance Chapter 175 amending articles VII and XII of the land development ordinance requirements of the amended fair share housing act and uniform housing affordability controls.

Joe McGroaty stated a motion was needed to adopt the resolution for the 4th Round fair share housing element, Philip Barbagallo made the motion that was seconded by Jonathan Baske, 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 March 5, 2026 by Shelly DiChurch
