

Meeting Minutes March 18, 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  
Micky Pullia  
Ed Wuillermin  
Philip Barbagallo  
Chairman Olivo  
Chris Kalani

**ABSENT:**

Jessie Childs  
Michael Hozik  
Michael Messina  
Jonathan Baske  
Ray Scipione

**ALSO PRESENT:**

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

Chairman Olivo called for a motion to approve the March 4, 2026 meeting minutes, Chris Kalani made the motion that was seconded by Ed Wuillermin , motion carried with all “Yes” votes from attending members.

Chairman Olivo stated that the Linda Tassone application was postponing until May 6, 2026.

Michael Macrie  
613 9<sup>th</sup> St. Hammonton NJ 08037 Block 1403 Lot 8.04  
Appl#02-26PB ARH #1112194.01

Applicant seeks approval for a curb/sidewalk waiver located in the Rural Residential zone. Joe McGroarty swore in Michael Macrie. Mr. Macrie stated that he is building a home on 9<sup>th</sup> street and requesting a curb and sidewalk waiver as none of the other homes on that street have curb and sidewalk installed. Chairman Olivo stated that there were some changes currently being made to the ordinance so that these rural locations will not have to go before the Board in the

future. Stuart Wisner stated that he had no planning issues for this case. James Sia stated this is located in the RR zone and the closest sidewalk is 1800 feet away and the grading plan is in good standing. Mr. Sia also stated that installing could affect the drainage. Chairman Olivo opened the meeting up to the public, no one came forward public portion closed.

Joe McGroarty stated a motion was needed for a Curb and sidewalk waiver, Ed Wuillermin made the motion that was seconded by Micky Pullia motion carried with all "Yes: votes from attending members.

Freeboba

311 Chestnut St. Hammonton NJ 08037 Block 3003 Lot 12.01

Appl#05-25ZB ARH#1113094.01

Applicant seeks approval for a change of use to lot 12.01 which is currently a vacant garage but was formerly used as a construction business office. The requested use is a training facility for young athletes. Joe McGroarty stated that this application is for zoning and council representatives are not able to vote (James Matro excuses himself) and Micky Pullia is on the 200 foot notice and also excused himself.

Joe McGroarty swore in the applicant Justin Andronico and his planner David Scheidegg. Mr. Andronico introduced himself to the board and stated he practiced physical therapy at multiple different nursing homes and facilities and now does athlete training for children to improve their speed ect. Mr. Andronico stated that this is his passion and trains approximately 12-14 athletes from 12-16 years old and they train for an hour and he has approximately 80 on the roster. Mr. Andronico stated that he operates from 3P.M til 8:30 P.M. and 9-10 A.M Saturday. Mr. Andronico stated that he hopes his business grows and can utilize the garage (2<sup>nd</sup> building on site) for an adult personal training area. David Scheidegg introduced himself as the Planner for the applicant and has been a licensed planner for over 20 years and was recognized as expert witness. Mr. Scheidegg stated that there are no modifications proposed to the building and only interior renovations and hence the request for the site plan waiver. Mr. Scheidegg stated that there is no proposed lighting or landscaping and there are 23 parking spaces existing on the site and only 10 are required so they exceed that requirement but will install an ADA space that is required. Mr. Scheidegg stated that they will install a small sign by the entrance. Mr. Wisner questioned if the applicant had anything with them for this sign to show the board and the professionals and the applicant did not, after a discussion among the board members and professionals Joe McGroarty stated the sign relief can be granted under the D variance relief for tonight's meeting and the applicant can work with ARH for the sign. Mr. Wisner questioned the applicant if the sign will be the same size as the current sign and Mr. Scheidegg stated that they will be installing same size just a tad closer to the driveway. Mr. Andronico stated that he meet with the neighbors to discuss any questions or concerns and felt was a good use for this building and neighborhood. Mr. Scheidegg stated that for the positive and negative criteria this would promote public health and safety and the general welfare of the community and no detriment. Stuart Wisner stated that he did not see this use a detriment to the area and this use was a better use for this area. Mr. Wisner recommended no idling signs in the parking lot. James Sia recommended a drop off area sign and agreed with the recommendation for the directional signs.

Chairman Olivo opened the meeting up to the public, Simon from 305 Chestnut stated he had a noise concern for a lot of kids possibly training outside and Mr. Andronico stated that on a nice sunny day the athletes may go outside but would not see any concern for noise. Steve located on the corner of Chestnut and Central stated that he liked the building vacant but if it was going to be used saw this use as a good fit. No one else came forward public portion closed. Joe McGroarty called for a motion for a D variance with the conditions of no idling sign, inter traffic circulation sign, re-stripping the parking lot, lighting evaluation and submitting the sign information to ARH.

ADJOURNMENT

Respectfully submitted this day of Thursday March 19, 2026 by Shelly DiChurch

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