

Meeting Minutes April 15, 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
James Matro
Chris Kalani
Ray Scipione
Jessie Childs

ABSENT:

Michael Hozik
Michael Messina
Jonathan Baske

ALSO PRESENT:

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

Chairman Olivo called for a motion to approve the April 1, 2026 meeting minutes, Micky Pullia made the motion that was seconded by James Matro , motion carried with all “Yes” votes from attending members except Ray Scipione who abstained.

Joseph Pino
934 13th St Hammonton NJ 08037 Block 303 Lots 4&13
Appl# 01-26PB ARH # 1112192.01

Applicant seeks approval for a lot line adjustment for existing lots 4 and 13. Currently lot 13 contains an existing single-family dwelling and lot 4 is vacant land. Applicant proposes single family dwelling on lot 4.

Chairman Olivo announced that the applicant requested a postponement until May 20, 2026 and no further noticing necessary.

Oasis Venture Group LLC
237 Bellevue Ave. Hammonton NJ 08037 Block 2814 Lot 8
Appl#10-25Pb ARH #1112182.01

Applicant was approved to renovate a former funeral parlor into a first floor office space and 2 second story apartments. Other improvements include perimeter fencing, landscaping and tree removal. No exterior improvements are proposed. Application was postponed from 2/18/26. Chairman Olivo called for a motion to adopt this D&R Philip Barbagallo made the motion that was seconded by Ralph Capaccio motion carried with all Yes votes from attending members except James Matro and Ray Scipione that did not vote.

Chairman Olivo stated the determination for Landfill Redevelopment Area consistent with the Town's 2024 Comprehensive Master Plan Update with modifications required by Pinelands. Ordinance NO. 1-2026 was needed. Stuart Wiser stated that after the adoption of the Master Plan Pinelands review and some language changes the Joint Land Use board had to determine if it was consistent with the Master plan. Mr. Wiser stated that only language changes and the landfill still will have solar and no changes otherwise. Chairman Olivo asked the board if they had any questions no one had questions. Chairman Olivo opened the meeting to the public, no one came forward public portion closed. Chairman Olivo called for a motion that was made by Ralph Capaccio and seconded by Micky Pullia motion carried with all Yes votes from attending members except Philip Barbagallo and Jessie Childs.

Michael and Dorene Gazzara
348 Central Ave. Hammonton NJ 08037 Block 2907 Lots 8&9
Appl # 15-25PB ARH#1112190.01

Applicant was approved for a lot line adjustment for 2 existing non-conforming lots. Lot 8 is located in GW1 and lot 9 is located in the R2 district, application was postponed from 2/18/26. Chairman Olivo called for a motion to adopt this D&R that was made by Micky Pullia and seconded by James Matro motion carried with all Yes votes from attending members except Ray Scipione who abstained.

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

ADJOURNMENT

Respectfully submitted this day of Thursday April 16, 2026 by Shelly DiChurch
