

Meeting Minutes May 20, 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  
Michael Hozik  
Jonathan Baske

**ABSENT:**

Michael Messina  
Jessie Childs

**ALSO PRESENT:**

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

Chairman Olivo called for a motion to approve the May 6, 2026 meeting minutes, Ray Scipione made the motion that was seconded by James Matro, motion carried with all "Yes" votes from attending members except Jonathan Baske who arrived late.

Joseph Pino  
934 13<sup>th</sup> St Hammonton NJ 08037 Block 303 Lot 4.13  
Appl #01-26PB ARH #1112192.01

Applicant seeks approval for a lot line adjustment for existing lots 4 and 13. Lot 13 contains an existing single family home and cultivated blueberry rows at the rear yard while Lot 4 is currently vacant wooded land, upon approval applicant proposes single family dwelling on lot 4 along with 5 acre cultivated blueberry farm.

Tom Darcy introduced himself as the applicant's attorney. Mr. Darcy stated that the applicant's intent was to move the lot line to create a new residential dwelling located in the AP zone where 10 acres is required. Mr. Darcy stated that they had to map the wetlands for Pinelands. Mr. Darcy stated that the applicant is currently farming his lot and will be blueberry farming the lot proposing the new dwelling. Mr. Darcy stated that Pinelands will allow the residential dwelling on this lot since it will be producing blueberries and the residential home will be accessory to the farming use located in the Wetlands and Wetlands buffer. Mr. Darcy stated that the applicant would only be able to build if the dwelling was accessory to a farm use. Mr. Darcy stated that there were no deficiencies in the Pinelands COF. Joe McGroarty swore in the applicant Michelle and Joseph Pino. Mr. Darcy brought Mr. Pino to testify and confirm the following: Mr. Pino testified that the proposed dwelling will be accessory to farm use with blueberry production on 2 acres, dwelling is residence for the operator, this property was not subdivided in the past 5 years and there will not be more than one dwelling per lot. Mr. Darcy brought Michelle Pino to testify and confirm the same as Mr. Pino. Stuart Wiser asked the applicant per the ARH report to testify on behalf of the parking. Mr. Darcy stated the parking was sufficient. James Sia stated he did not have much to comment and the lot grading plans are subject to review but separate. 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 minor subdivision with conditions listed in the ARH report and compliant with Pinelands conditions. Ralph Capaccio made the motion that was seconded by Ray Scipione motion carried with all "Yes votes from attending members except Philip Barbagallo who did not vote.

Ronald and Elizabeth Penza

460B&466 S. Chew Rd Hammonton NJ 08037 Block 1301 Lot 19&20

Appl # 14-26PB ARH # 1112197.01

Applicant seeks approval for a minor subdivision to adjust the lot line between existing lots 19 and 20. No other improvements proposed.

Chris Mullen introduced himself as the attorney representing the applicant seeking a lot line adjustments similar to the case just heard also located in the AP zone. Joe McGroarty swore in the applicant Ronald Penza. Mr. Penza stated that he owns lot 20 and his father who passed away owned lot 19 and left it to him and is seeking the lot line adjustment to move 15 ft from lot 20 to 19. Mr. Penza stated that since him and his father owned both lots his driveway was built on his father's lot and this lot line adjustment would allow his driveway to be a part of his lot. Mr. Mullen stated that no utility or site improvements are proposed. Mr. Wiser confirmed with the applicant only one dwelling on each lot and the building heights. Mr. Penza confirmed there is only one home on each lot and both heights 35 ft or under and are compliant. Mr. Wiser stated that no building change proposed and no variance relief is required. James Sia stated he had no comments for this application. Chairman Olivo opened the meeting to the public no one came forward public portion closed. Joe McGroarty stated a motion was needed for a minor subdivision to adjust lot line. Ed Wuillermin made the motion that was seconded by Ray Scipione, motion carried with all "Yes votes from attending members except Philip Barbagallo who did not vote.

Chairman Olivo stated a couple decisions and resolutions as follows:

Robert & Linda Tassone

212 & 214 Line St Hammonton NJ 08037 Block 2604 Lot 2&3

Applicant was denied for a lot line adjustment for 2 existing non-conforming lots. Lots 2 and 3 contain existing single-family homes and are both located in the Town's Residential (R-2) Zoning District. Applicant was postponed from February 4, 2026 and March 18, 2026.

Appl#12-25PB ARH#1112184.01

Chairman Olivo called for a motion that was made by James Matro and seconded by Michael Hozik motion carried with all "yes votes from attending members except Philip Barbagallo who did not vote.

Carmine and Michelle Petronglo

318 12<sup>th</sup> St Hammonton NJ 08037 Block 2511 Lot 4

Applicant was approved for a change of use from a vacant retail store front to a residential unit.

Appl# 06-25ZB ARH # 1112186.01

Chairman Olivo stated a motion was needed , Ray Scipione made the motion that was seconded by Ed Wuilermin motion carried with all "Yes votes from attending members except Philip Barbagallo who did not vote.

ADJOURNMENT

Respectfully submitted this day of Thursday, May 21 2026 by Shelly DiChurch

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