

Meeting Minutes May 6, 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
Michael Hozik
Jonathan Baske

ABSENT:

Michael Messina

ALSO PRESENT:

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

Chairman Olivo called for a motion to approve the April 15, 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 abstained.

Robert & Linda Tassone

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

Applicant seeks 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

Chris Mullen introduced himself as the attorney representing the applicant Linda Tassone.

Mr. Mullen stated that this was a continuation from the February 4, 2026 meeting postponed to bring a professional planner and address some concerns from the Board. Mr. Mullen stated the applicant was running late. Mr. Mullen stated that some changes were made such as they move the proposed side property line to eliminate one of the previously requested variances. Joe McGroarty swore in Robert Sanchez (the planner for the applicant). Mr. Sanchez stated that he was a surveyor for 30 years and a licensed professional planner for 3 years. The Board accepted Mr. Sanchez as a professional witness. Mr. Sanchez stated that there was no need for an underground utility easement that the intent was to install a fence down the driveway line. Mr. Sanchez stated that the application would advance the general welfare and improve as the current driveway it not easily accessed and the applicant cares for her husband and will not be a detriment to the property and the proposed deviation out ways any detriment. Stuart Wisner stated that the proposed could be remedied by an easement and would eliminate the need for the requested multiple variances. Mr. Wisner stated that he did not feel the positive and negative criteria was met for the variance relief. Joe McGroarty stated that he agreed with Mr. Wisner on the applicant able to do an easement for the property. Mr. Mullen stated that the applicant did not want to do an easement due to if someone purchases it will cause confusion. Mr. Mullen stated that the proposed will improve the egress of the property. Joe McGroarty swore in Linda Tassone. Linda Tassone stated she felt that the way the meeting went last time (February 4, 2026) with making modifications as the Board suggested and bringing a professional planner that it would improve her chances, she stressed that she was feeling that the Board would not be as against the proposed plans. Stuart Wisner stated that both lots were 7,500 sq ft and with the proposed one lot would be 9,086 sq ft and the other 5500 sq ft and the accessory structure would then not meet the 6 feet required. Stuart Wisner read a portion of the ordinance to the board that allowed the applicant to build a home on a small lot and stated 175-117 that was amended in 2004 that states any lot in existence as of 1987 in the residential zones permits a residential dwelling on a 6000 sq ft lot with a 50 foot front yard setback. Mr. Wisner again stressed that he did not see the positive and negative criteria was met. Jonathan Baske stated that he did not see the reason for the proposed when the applicant can do the easement and respectfully should have been advised this from her professionals. Mrs. Tassone pleaded her case to the Board and stressed the need for the lot line adjustment to alter her driveway to allow for better backing out and stated that this would improve the lots. Mr. Mullen stated that the purpose of the revisions of the plans was based on the previous testimony at the last hearing. Chairman Olivo agreed and asked the applicant how she wanted to proceed and Mrs. Tassone stated she would like the process over and have a vote on the proposed. Joe McGroarty stated a motion was needed for a minor subdivision with the variances listed in the ARH report for lot size, lot width and setbacks. Ray Scipione made the motion that was seconded by Ralph Capaccio motion

did not carry with 6 “No” votes and 3 “Yes” votes from Michael Hozik, Mickey Pullia and Ray Scipione.

Carmine and Michelle Petronglo

318 12th St Hammonton NJ 08037 Block 2511 Lot 4

Applicant seeks approval for a change of use from a vacant retail store front to a residential unit.

Appl# 06-25ZB ARH # 1112186.01

Michael Lario introduced himself as the attorney with Nehmad Davis&Goldstein representing the applicants Michelle and Carmine Petronglo for their application of a 2 unit building cottage style building into 2 apartments. Mr. Lario stated the first floor was previously a retail and has been vacant for some time. Mr. Lario stated that 175-156 in cottage building type is permitted to have 2 residential. Mr. Lario stated that they were seeking change of use approval and site plan waiver as there was no changes proposed to the footprint or the building and there is currently parking large enough. Mr. Lario stated that the applicant submitted an application to Pinelands and had provided the COF.

Steven Hawk introduced himself to the Board as the Planner for the applicant. Joe McGroarty swore in Steven Hawk, Carmine and Michelle Petronglo. Mr. Hawk stated that he is a licensed planner of 30 years with testifying for 70 Joint Land Use boards. The board recognized him as an expert witness. Mr. Hawk stated that were 2 conflicting definitions for single family homes in the ordinance in the main section single home allows one unit and under the other cottage style allows flexible for multiple uses. Mr. Hawk stated this was located in the DT3 zone and this zone is desirable for walk able patrons in the downtown business area. Mr. Hawk stated that the master plan states to protect the character of the neighborhood and encourage rehabilitation and redevelopment. Mr. Hawk stated that there were some questions in the ARH report and he testified to those following: lot coverage 40.6 that is conforming, 32.5 height for the building, 1st story 12ft compliant. Chairman Olivo questioned the size of the units. Mr. Hawk stated that both were 1150 sq ft and each a 2 bedroom. Carmine Petronglo stated that the entrance to the upstairs apartment is in the front and the downstairs entrance is on the side. Mr. Petronglo also stated that parking is no issue and are compliant. Stuart Wiser stated that the ARH report was dated December 23 and revised March 11. Mr. Wiser reiterated the conflicts in the code for single family and cottage house in our ordinance. Mr. Wiser stated that in the Master Plan the DT3 zones recommended purpose was for mix use. Joe McGroarty stated a motion was needed for the specific language to permit multi use in a cottage house.

Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Michael Hozik made a motion that was seconded by Ed Wuillermin motion carried with all “Yes” votes from attending members except Philip Barbagallo and Jessie Childs who did not vote. Joe McGroarty stated a motion was needed for a change of use and site plan waiver. Stuart Wiser stated he had no objection for the site plan waiver but asked for a copy of the County application, applicant agreed. Mr. Wiser confirmed with the applicant that no lighting or landscaping changes were proposed. James Sia stated no issues from engineering. Michael Hozik made the motion that was seconded by Ralph Capaccio motion carried with all “Yes” votes from attending members except Philip Barbagallo and Jessie Childs who did not vote.

ADJOURNMENT

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