

Meeting Minutes June 3, 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
Philip Barbagallo
Chairman Olivo
James Matro
Ray Scipione
Jonathan Baske
Michael Hozik
Ed Wuillermin

ABSENT:

Michael Messina
Jessie Childs
Chris Kalani

ALSO PRESENT:

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

Chairman Olivo stated that there was a lot of public comment on facebook stating that the Joint Land Use board would be voting on AI data centers and there was nothing of this nature scheduled nor was there any pending applications for this.

James and Annalyse Jackson

801 7th St Hammonton NJ 08037 Block 1601 Lot 52

App#4-30-PB ARH # 1112198.01

Applicant seeks curb/sidewalk waiver located in the AP zone.

Joe McGroarty swore in Jim Jackson the applicant. Mr. Jackson stated that he was seeking a curb and sidewalk waiver for the single family dwelling he was building in the AP zone located on 7th St. Mr. Jackson stated that he had been working with Pinelands to be conscious of impervious material as well as storm water run off. Mr. Jackson stated

this was not a location for pedestrian traffic and did not see the need for curb/sidewalk. Chairman Olivo stated that the street was not wide and he agreed. Ed Wuillermin questioned the applicant if he was building a house. Mr. Jackson stated that he was building a single family dwelling and has been dealing with Pinelands for the last 4 years trying to do so since there was a little wetlands in the back of the property. Chairman Olivo commented that there has been talk to address where the required sidewalks should be. James Sia questioned if the applicant applied for lot grading and Mr. Jackson stated yes he did. James Sia stated that he had no issues for this application as installing would diminish the driveway and not help the drainage. Mr. Pullia stated that the road already floods. Chairman Olivo opened the meeting to the public no one came forward public portion closed. Joe McGroarty stated a motion was needed to approve a curb and sidewalk waiver Jonathan Baske made the motion that was seconded by Ray Scipione motion carried with all yes votes from attending members.

Joseph Pino

934 13th St Hammonton NJ 08037 Block 303 Lot 4.13

Appl #01-26PB ARH #1112192.01

Applicant was approved 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.

Chairman Olivo called for a motion that was made by Ralph Capaccio and seconded by Ray Scipione motion carried with all yes votes from attending members.

Ronald and Elizabeth Penza

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

Appl # 14-26PB ARH # 1112197.01

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

Chairman Olivo called for a motion that was made by Ed Wuillermin and seconded by James Matro motion carried with all yes votes from attending members.

Chairman Olivo opened the meeting up to the public.

Paul Dvilo asked if there were zoning preventatives for AI centers. Chairman Olivo stated that they are not a permitted use in the town of Hammonton and anything not approved would have to appear before the Joint Land Use board. Joe McGroarty agreed and confirmed this was not a permitted use. Christine Cumuso asked if the town had a committee in place for this, Chairman Olivo stated that there was no committee to his knowledge but reiterated that this is not a permitted use and there are no pending applications for this matter. Chairman Olivo stated that he was no taking anymore public comment on this matter as it was not on the agenda. Joe McGroarty agreed and stated it was unfair to the public not present for this matter as it was not on the agenda. Public portion closed.

Chairman Olivo called for a motion to approve the May 20, 2026 meeting minutes, Ray Scipione made the motion that was seconded by Ralph Capaccio motion carried with "Yes" votes from attending members.

ADJOURNMENT

Respectfully submitted this day of Thursday, June 4 2026 by Shelly DiChurch