

Meeting Minutes July 1, 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  
Ed Wuillermin  
Jessie Childs

**ABSENT:**

Michael Messina  
Jonathan Baske  
Chris Kalani  
Michael Hozik

**ALSO PRESENT:**

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

Chairman Olivo called for a motion to approve the June 3, 2026 meeting minutes Ray Scipione made the motion that was seconded by Ralph Capaccio motion carried with all “Yes” votes from attending members.

Frank and Shari Crocco  
537 Old Forks Rd Hammonton NJ 08037 Block1802 Lot 13  
Appl# 08-26PB ARH#1112199.01  
Applicant seeks approval for a curb and sidewalk waiver.

Joe McGroarty swore in James Sassano , Frank and Sherri Crocco. Mr. Sassano introduced himself as a land surveyor and planner that had been before this board many times. Mr. Sassano stated the proposed curb and sidewalk waiver was for a new residential dwelling on Old Forks Rd half in the RR and half the property in the AP zone . Mr. Sassano stated there was recently a utility pole installed in the path where the sidewalk would be installed. Mr. Sassano stated that the neighbor's property has wetlands buffer area and would not see curb and sidewalk being able to be installed. Mr. Sassano stated he wanted the board to take into consideration that he is aware the curb and sidewalk requirements have been in discussion to be changed for the RR and AP zones. Mr. Sassano stated this property is close to the Highschool but there is no surrounding curb and sidewalk and did not see it logical for this area nor the need to install and the applicants wanted to preserve the old trees in the area the curb and sidewalk would be installed. Stuart Wiser stated he had nothing to comment. James Sia stated there would need to be more than a few trees removed if installed curb/sidewalk and there was a new utility pole in the path installed as well. 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 with the condition if the town ever installs curb and sidewalk the applicant would be responsible for their portion. Micky Pullia made the motion that was seconded by Ray Scipione, motion carried with all "Yes" votes from attending members except Philip Barbagallo who voted "No."

#### Tractor Supply

70 Trenton Rd Hammonton NJ 08037 Block 4602 Lot 9

Appl#13-25PB ARH #1112189.01

Applicant seeks approval to install a freestanding open air canopy structure with signage and lighting and an addition to the primary building to be used as pet/animal feed storage. The existing bulk propane tank is also being proposed to be relocated with a refueling location canopy, concrete pad and concrete bollards. Other improvements include new automatic and rolling cantilevered gates, customer way finding signage, pavement striping, parking lighting and signage.

Mathew Posada introduced himself as the attorney representing Tractor Supply and the application is looking to clean up this site. Mr. Posada stated that Tractor Supply is looking to upgrade nationwide for the addition for the pet food storage that only employees can access. Mr. Posada stated that also proposed propane sales. Joe McGroarty swore in Trevor Taylor the engineer for tractor supply and Josh Moss the designer for Tractor Supply . Mr. Taylor stated that he was a professional engineer and planner but had not been before Hammonton and was accepted as an expert witness. Mr. Taylor stated that they were proposing the addition for the feed area and move the existing fence for a rolling gate with the proposed propane tanks in the gate. Mr. Taylor stated that the existing parking spaces was not proposed to change as previously approved. Mr. Taylor stated that the operations would not be changed. Chairman Olivo stated that currently behind the Tractor Supply it is messy with a tractor trailer. Mr. Posada stated that the area would be cleaned up. The board also discussed with the applicant that there is currently items for sale stored in some of the parking spaces, Mr. Posada agreed this also would be moved so that the total amount of parking spaces will be used for parking and not temporary sales. Stuart Wiser went over the ARH report and confirmed with the applicant that the canopy was removed from the application and applicant confirmed the canopy was no longer proposed and the addition for the feed was proposed. Mr. Wiser asked the applicant to clarify the status of the county application and Mr. Taylor stated that it was submitted for approval and they will provide this. Mr. Taylor

stated that no lighting is proposed and no building changes but they will need variance relief from signage as gate signs are not permitted. The board questioned what the proposed addition would look like and the material. Josh Moss the designer for Tractor Supply introduced himself as the design professional. Mr. Moss stated the proposed propane tanks will only be operated and accessed by employees. Mr. Moss stated that the proposed addition will match the side and rear of the building with a silver tone color. Stuart Wiser stated that the board would have to decide if they would prefer the addition to match with the color scheme and the applicant agreed to match the addition to the existing building. Mr. Posada stated that for the positive and negative criteria the sign would improve circulation and customer access, no negative detriment to the master plan. James Sia stated no storm water management changes and Mr. Posada confirmed there were 2 basins and no need to expand and were Pinelands exempt. Chairman Olivo opened the meeting up to the public no one came forward public portion closed. Joe McGroarty stated a motion for a minor site plan with variance relief for the sign type and location on the fence, with conditions of clean up the back of building and storage sales in parking spaces and side walks removed, county letter provided and the color to match existing building. Ray Scipione made the motion that was seconded by James Matro motion carried with all "yes votes from attending members except Ralph Capaccio who abstained.

Respectfully submitted this day of Thursday, July 2 2026 by Shelly DiChurch

---