

Meeting Minutes April 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
Ed Wuillermin
Philip Barbagallo
Chairman Olivo
James Matro
Chris Kalani
Jonathan Baske
Jessie Childs

ABSENT:

Michael Hozik
Michael Messina
Ray Scipione

ALSO PRESENT:

Joseph McGroarty, Esq
Carolyn Feign, Eng, Planner

Chairman Olivo called for a motion to approve the March 18, 2026 meeting minutes, James Matro made the motion that was seconded by Micky Pullia, motion carried with all "Yes" votes from attending members except Jonathan Baske and Jessie Childs who abstained.

Michael and Dorene Gazzara

348 Central Ave. Hammonton NJ 08037 Block 2907 Lots 8&9

Appl # 15-25PB ARH#1112190.01

Applicant seeks approval 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.

Chris Mullen introduced himself as the attorney representing Michael and Dorene Gazzara.

Joe McGroarty swore in Michael and Dorene Gazzara and Steven Haul.

Mr. Mullen stated that the applicant was seeking this lot line adjustment to correct and become more conforming. Mr. Mullen stated that they will revise plans according to the

review letter and will comply with Pinelands and County requests as well. Steven Haul stated that this property currently is non conforming on the back property line that will become conforming with the proposed. Mr. Haul stated that the applicant may want to build a small addition in the future. Mr. Haul stated the applicant needed variance relief for the side setback of the garage and stated there was more positive than negative. Carolyn Feign questioned if the fences would be moving, the applicant responded No. Ms. Feign had no further comments. 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 lot line adjustment for 2 existing non-conforming lots, Jonathan Baske made the motion that was seconded by Ed Wuillwemin, motion carried with all "yes votes from attending members.

Oasis Venture Group LLC

237 Bellevue Ave. Hammonton NJ 08037 Block 2814 Lot 8

Appl#10-25Pb ARH #1112182.01

Applicant seeks approval 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.

James Matro excused himself as this application was a zoning matter and he can not vote. Chris Mullen introduced himself as the attorney representing Oasis application and stated they needed D variance relief and seeking 2 apartments, 1 office and a retail area. Joe McGroarty swore in the applicant Ben Ott and Steven Hawk. Mr. Hawk stated that the proposed was multiple uses and both uses are permitted and was very much in line with the intent of the Master Plan. Mr. Hawk stated the gaming site would bring young people and increase he use and popularity. Mr. Hawk stated that the parking demands of the previous funeral home would be much more than the proposed use and there is currently 5 spaces that are for the residence in the back of the building and the game center will be street parking. Ms. Feign questioned if there will be signage for the residence parking and Mr. Ott stated he was willing to install a sign. Ms. Feign stated that there is no changes proposed to the ground therefore no drainage concerns and no changes to land for Site plan. Chairman Olivo opened the meeting up to the public, no one came forward public portion closed. Joe McGroarty stated a motion was needed to renovate a former funeral parlor into a first floor office space and 2 second story apartments and other improvements, Jonathan Baske made the motion that was seconded by Ed Wuillwemin, motion carried with all "yes votes from attending members except James Matro who excused himself and Jessie Childs who did not vote.

ADJOURNMENT

Respectfully submitted this day of Wednesday April 8, 2026 by Kim Maclane
