

Meeting Minutes September 16, 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:

Micky Pullia
Philip Barbagallo
Chairman Olivo
James Matro
Ray Scipione
Ed Wuillermin
Jessie Childs
Chris Kalani
Jonathan Baske
Michael Hozik

ABSENT:

Michael Messina
Ralph Capaccio

ALSO PRESENT:

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

Chairman Olivo called for a motion to approve the August 5, 2026 meeting minutes, Ray Scipione made the motion that was seconded by Micky Pullia motion carried with all “Yes” votes from attending members except Jonathan Baske, Michael Hozik and Chris Kalani who abstained.

Total Holdings

397 S First Rd Block 3714 Lot 11

Appl#05-26PB ARH#1112183.02

Applicant seeks approvals for Preliminary and Final Major Subdivision to subdivide existing Lot 11 into twelve (12) lots for construction of twelve (12) single-family homes.

A new road is proposed providing access from Grand Street and a cul-de-sac towards First Road. Associated storm water management and utilities are proposed to serve the homes. Other improvements include the removal of five (5) existing structures present on the lot, curb, sidewalk, lighting, and landscaping. Lot 11 is located in the Residential (R-3) Zoning District.

Chris Mullen introduced himself as the attorney representing the applicant Total Holdings. Mr. Mullen stated the applicant is seeking preliminary and final subdivision for 12 lots in the R3 zone to build single family dwellings.

Joe McGroarty swore in Andrew Schaeffer (the applicants engineer) and Thomas Tolbert the applicant.

Mr. Mullen stated that there was no variance relief needed for this application. Andrew Schaeffer stated that he has been a licensed planner and engineer for 43 years and has been before this board before. Mr. Schaeffer stated that the lot coverage and parking will comply and bulk requirements. Mr. Schaeffer stated that they filed the COF with Pinelands and have an inconsistent letter for the storm water management that has taken them over a year since submitted. Mr. Schaeffer stated that there county letter of approval had conditions to deed restrict access for 1st Rd. Mr. Schaeffer stated that the Environmental Commission deemed the application compliant July 30, 2026 and there will be landscaping customized to each house. Mr. Schaeffer stated there will be an HOA. Mr. Schaeffer stated that the project will comply with storm water management and will reduce the run off and there will be basins in 3 areas. Stuart Wiser stated that he had no planning objections but wanted to go thru a few comments on the ARH report. Mr. Wiser asked Mr. Schaeffer about the traffic, Mr. Schaeffer stated no more than 120 trips per day and the site can handle. Mr. Wiser asked if compliant with contributions and Mr. Schaeffer stated yes they will comply. James Sia asked what the trash will entail and Mr. Schaeffer stated public trash and recycling as this is a residential neighborhood. The board questioned if the road will be large enough for a trash truck and Mr. Schaeffer confirmed it will be large enough. Mr. Schaeffer also testified to comply with the requirements for the spacing of the lights. James Sia questioned the hydrant spacing issue and Mr. Schaeffer stated that they still need the water and sewer approval and will comply. Mr. Schaeffer stated that they will also try to conserve some of the trees when possible. James Sia questioned if the applicant will comply with the individual lot grading and Mr. Schaeffer stated that yes they will comply with lot grading and tree removal/clearing. Mr. Schaeffer stated that the applicant agreed to install curb and sidewalk on the side of Grand St, and the application is compliant with the curb/sidewalk requirements and parking.

Chairman Olivo opened the meeting up to the public.

Frank Johnson came forward from 106 Birch St to address his concerns with the drainage and stated he was concerned that all the water will not properly drain, he then stated his concern for privacy with the removal of trees.

Jane Hughes from Birch St also came forward to question the retention pond if installed on personal property and if the lower ponds will be fenced. Mr. Schaeffer stated the storm

water management will be compliant and 3 basins installed and believed there will be no drainage issues and the basins will manage the water flow.

Justin from 352 S. Grand St stated it would be beneficial to install a speed bump or stop sign. Mr. Schaeffer stated that each basin had test pit done for the storm water management.

Joe McGroarty stated a motion was need for a preliminary and final major subdivision for Block 3714 lot 11 with no variance relief, comply with the conditions of the ARH report, use a best effort to conserve some of the trees, comply with the contributions noted in the ARH report, submit the HOA document for the review of the professionals and comply with the Environmental Commission report.

ADJOURNMENT

Respectfully submitted this day of Thursday, September 17, 2026 by Shelly DiChurch
