

Meeting Minutes April 9, 2024
Joint Land Use Board
Town of Hammonton

The special 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.

<u>PRESENT:</u>	<u>ABSENT:</u>	<u>ALSO PRESENT:</u>
Jonathan Baske	Chris Kalani	
Ralph Capaccio		
Ray Scipione		
Philip Barbagallo		Stuart Wiser, Planner
Councilman Oliva		Shelly DiChurch, Secretary
Michael Messina		
Michael Hozik		
Ed Wuillermin		
Chairman Olivo		
James Matro		
Jonathan Baske		

“Chairman Olivo opened the special meeting and Jonathan Oliva started the discussion with the Cannabis section of the Master Plan. Jonathan Oliva stated that back in 2021 the NJ Legislature adopted an ordinance for medical cannabis with the different class licenses and required towns to make a stance on their level of acceptance for their town by 2021, with that being said if the town did not respond to this in a timely matter the decision would then be made for the town. At this time the town declared no interest in allowing any classes of licenses for the town. Jonathan Oliva stated that with now reviewing the Master Plan its importance on the discussion of the cannabis matter to provide thoughts and comments if there should be any changes to allow for any of the licenses. Jonathan Oliva stated that the town can except one class if they choose and not be obligated to except all, providing the example that Class 1 Cultivation could be permitted which would then allow for growth areas. Jonathan Oliva stated that Hammonton is known for its farming and agriculture benefits to this town. Mr. Oliva also stated that the Council would have the deciding vote in this matter but the Joint Land Use Board should state their opinions and comments so that it may be taken into consideration. Chairman Olivo stated that he is against all cannabis in the town. Mr. Olivo stated that he understands it is legal for recreational use and has no problem with

individual's decisions in this matter but does not want to see any of these license uses in our town as it is a family town and wants the atmosphere of a family town to remain. Ray Scipione stated that he is not for cannabis licenses in our town. Ralph Capaccio stated that he is for allowing Class 1 and 2 for cultivation. Ed Wuillermin stated that he was not in favor. Jonathan Oliva stated that he was in favor of the Cultivation and Manufacturing and believed this to be low intensity for the town. Philip Barbagallo stated that he was not in favor. Jonathan Baske stated that he was in favor of allowing Class 1 and 2. James Matro was not in favor. Michael Messina was not in favor. Mr. Hozik was in favor of allowing Class 1 and 2. Chairman Olivo stated that 6 board members were not in favor and 4 were in favor. Stuart Wiser continued with the DT zones beginning with DT1. Jonathan Oliva stated that the DT1 zone was more residential downtown and was some of the bigger lots in the downtown districts. Stuart Wiser stated the changes recommended were some minor lot line adjustments as well as some pinch backs to provide accurate zones for the uses already in place. Jonathan Oliva stated that the Dt2 was multiple uses such as residential, light industry and commercial and is neighboring the railway. Mr. Wiser stated that the recommendations for the DT2 were also some small pinch backs between the zones to create accurate zones for uses already in accordance with those suggestions. Jonathan Oliva stated that the DT3 zone was the area that came into the main downtown. Stuart Wiser stated that the recommendations proposed for DT3 were some lot line adjustments for existing lots as well as some pinch backs between the zones. Jonathan Oliva stated that the DT4 zone was the core downtown zone and primarily commercial, retail and restaurants. Stuart Wiser stated that some of the recommendations were to expand the zone in areas this was already suited for the use as well as a small area that would also be suited for the use and allow for development. Jonathan Oliva stated that this was now the completion of the first run through if the Master Plan and the next discussion of the Master Plan will be to go over the areas the Board wanted to have further discussion or the areas they were not in agreement to the recommendations.

GENERAL BUSSINESS

The next meeting will be in person on April 17, 2024 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Wednesday April 10, 2024 by

Shelly DiChurch