

Meeting Minutes February 13, 2024  
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:**

**ABSENT:**

**ALSO PRESENT:**

Ralph Cappaccio  
Jonathan Baske  
Michael Messina  
Michael Hozik  
Ed Wuillermin  
Chairman Olivo  
Chris Kalani  
James Matro

Councilman Oliva  
Ray Scipione  
Mickey Pullia

Stuart Wiser, Planner  
Shelly DiChurch, Secretary

“Chairman Olivo stated that this was a special meeting held to go over the Master Plan. Stuart Wiser stated that they would pick up where they left off on page 132 (Land Use Elements). Stuart explained the next few pages as the flooding issues, flood zones and Fema maps and critical areas. Mr. Wiser stated that page 146 showed the different zones and the overlay of the right of way and 147 how the zones overlay. Stuart Wiser stated that zoning lines have not been updated to reflect the changes with subdivisions, consolidations, ect. Stuart Wiser had a projection screen set up to show maps to assist in his presentation. Stuart referred to these maps to show the existing lot lines and zones and to show the proposed by the committee of the Master Plan. Mr. Wiser pointed out the lot lines in many instances reflected accuracy and no substantial changes. Mr. Wiser referred to page 153 that speaks to the specific zone and the recommendations. The first zone in discussion was PA, which nothing from a policy stand point is recommended to be changed, simply accuracy changes. Stuart stated that if the Board members have any questions or comments that he would address them. Micheal Hozik stated that with the recommendations if Pinelands will have issues with tse changes. Stuart responded that what was being recommended was needed but of course subject to Pinelands approval. Ed Wuillermin stated to this portion in review he liked the more regular mapping. Stuart moved on to discuss SAP Zone which is surrounded by the AP zone. Stuart stated that to this area the recommendations were simple adjustments to follow the lot lines to only

align the map with the lines. Jonathan Baske asked Stuart what the difference was between PA and SAP. Stuart explained that they are very similar zones in permitted uses and such. Stuart moved on with his presentation to the FA district and explained that there was one small area where the FA would expand and the zone boundary line will change to put a small piece into the AP., most of this property is town owned. The Board members agreed with the recommendations for this portion. Stuart went on to the AP Zone and explained the 3 portions of the AP zone and some adjustments at a policy level. The Board agreed to the recommendations for this portion. The board then discussed with the changes being recommended with property lines and zones if those affected would be notified. Stuart stated that The Municipal Land Use Law does not require notice. Chairman Olivo stated that he would like to see some kind of notifications to people of these changes. Stuart Wisner continued to explain that those affected would have one year to fill out a certificate through the zoning officer to allow their property to be recognized as grandfathered in the zone they were before if these changes were made. Stuart referred to the map and pointed out some changes that would take from residential zones to make AP zone. Ed Wuillermin stressed concerns with these changes to make for less developable areas and the fact that they may not want to develop now but in the future that may limit development. Stuart Wisner spoke that the different areas would reflect some give and take for the Pinelands area and the Pinelands Town. The board spoke in reference to these concerns and will come back to the areas of the Master Plan of concern as the do not have to adopt anything that they are uncomfortable with in the Master Plan. Stuart Wisner kept notes on the areas that need more discussion and resolution with the Board. Stuart wisner stated that at the next meeting the Board will pick up on page 169. Chairman Olivo opened the meeting up to the public, noone came forward, public portion closed. Chairman Olivo stated that our next special meeting to go over the Master Plan was March13, 2024.

### **PLANNING BOARD ISSUES**

There were no Planning Board Issues.

### **ZONING BOARD ISSUES**

There were no Zoning Board Issues.

### **RESOLUTIONS**

There were no resolutions this meeting.

### **GENERAL BUSSINESS**

The next meeting will be in person on February 21, 2024 at the Town of Hammonton, 100 Central Ave on the 1<sup>st</sup> floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Wednesday February 14, 2024 by

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Shelly DiChurch