

Meeting Minutes May 1, 2024  
Joint Land Use Board  
Town of Hammonton

The 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 Capaccio  
Ray Scipione  
Philip Barbagallo  
Councilman Oliva  
Michael Messina  
Michael Hozik  
Ed Wuillermin  
Chairman Olivo  
Chris Kalani  
James Matro

Jonathan Baske

Joe McGroarty, Esq  
Mark Hermann, Eng  
Stuart Wiser, Planner  
Shelly DiChurch, Secretary

Chairman Olivo called for a motion to approve the April 17, 2027 meeting minutes, the motion was made by Ray Scipione and seconded by Michael Messina, motion carried with all “yes” votes from all attending members except Councilman Oliva who abstained and Michael Hozik who did not vote due to a late arrival. Brian Howell introduced himself as the attorney representing Mr. Bates for his application to turn a church into 2 family dwellings. Joe McGroarty swore in Mr. Bates and Bob Lolio. Mr. Bates stated that he has approximately 50 rental properties and the majority of these properties are located in Hammonton. Mr. Bates stated that he has been interested in this property since 2012 to add to his rental property portfolio. Bob Lolio introduced himself as a civil engineer for the applicant and was recognized as an expert witness by the Board after providing his qualifications of having a valid NJ civil engineers license and years of experience. Mr. Lolio continued to provide details of the proposed renovations for the project as follows: 2 rental units, both units 3 bedrooms ( one unit 1,750 sq ft, one unit 1,250 sq ft), the gutting of the inside of the building (doing heavy demo), remaining a one story brick, some windows replaced as well as doors, flooring, hvac and appliances all to enhance the property. Mr. Lolio went on to discuss the proposed renovations for the outside as mainly cosmetic changes and landscaping. Mr. Lolio stated that the parking is already more than needed due to the previous use being a church. Councilman Oliva questioned if the utility pole at the end of the driveway would be relocated for safety. Mr. Bates replied that there will be shrubs planted around it. Chairman Olivo questioned if the parking area is

different from the Civic club parking. Mr. Bates stated that there is a grass area to distinguish the difference and had no plans for curbing, also he had talked to Pat Berenato in regards to the proposed enhancements and had already removed some damaged trees that helped his property and the Civic Club. Mr. Wuillermin questioned who would be responsible for the upkeep of the property and Mr. Bates stated that he would be responsible as he is for all his properties. Bob Lolio stated that they were seeking approval to convert a church into a 2 family dwelling in the R1 district and the main entrance will be near unit 2 and there were no changes for the existing lighting. Mr. Lolio stated that the height of the building is 16ft and the footprint of the building will remain the same. Mr. Wisner questioned the existing height of the shed and Mr. Bates stated that the shed will be removed. Mr. Wisner stated that he wanted some confirmation on the proposed landscaping. Mr. Bates stated that the landscaping will be enhanced and have new grass. Mr. Wisner stated that a landscaping plan is required to be submitted but the decision was up to the board to decide to waive that requirement and he had no problem with the request for a site plan waiver. Mark Hermann stated that if the applicant was narrowing the curb then he will need a road opening permit. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed. Joe McGroarty stated that a motion was needed for a request to permit a 2 family dwelling that was a church, Ray Scipione made a motion that was seconded by Councilman Oliva, motion carried with all "yes" votes from attending members except Philip Barbagallo who did not vote. Josh Fisher introduced himself as the attorney representing the Trinity Solar applicant with the owners of the property Mr. and Mrs. Grasso. Larry Murphy the engineer for the applicant also introduced himself and Joe McGroarty swore them all in. Larry Murphy stated that a D variance was needed for a ground mount solar array that would be installed Mr. and Mrs. Home on a separate lot that they own directly behind their home. Mr. Murphy stated that he had 28 yrs experience and was a licensed civil engineer and the board accepted him as an expert witness. Mr. Murphy stated that they were requesting the installing of 20 solar ground panels to provide power to their single family home and the owners requested this in order to not remove any trees. Mr. Murphy stated that the solar panels are better in a shaded area and will be located behind the home. Mr. Murphy stated that the panels will be black and 8.1 ft high surrounded by shrubs and trees and surrounded by a 4 ft fence. Mr. Murphy stated the positive criteria was the solar advances and benefits, the desirable visual by preserving the trees and providing renewable energy. Mr. Wisner stated he was not sure why he applicant did not do a simple deed consolidation to avoid going before the board for a D variance. Mark Hermann stated that he was suggesting an easement for the fence suggested, Joe McGroarty stated that a motion was needed to approve a D variance for the Solar array and to deed notice the solar, Ray Scipione made a motion that was seconded by James Matro, motion carried with 6 "yes" votes from the following: James Matro, Ray Scipione, Ralph Capaccio, Michael Messina, Michael Hozik and Chris Kalani, Chairman Olivo was the only "No" vote. Motion carried.

Cheryllyn Walters introduced herself as the applicant (Polyvel)s attorney with Nehmad Davis and Goldstein and a partner with the firm. Ms. Walters stated that they were requesting a preliminary and major site plan for Polyve; which is located in the M1 zone. Joe McGroarty swore in William Parkhill (the civil engineer) and Jim Weil (the applicant's representative). Mr. Parkhill stated that he was a licensed civil engineer since

2008 and was accepted as an expert witness . Mr. Parkhill referred to the exhibit A2 which was an ariel of the overall existing area that was surrounded by industrial and common uses such as the NJ transit. Mr. Parkhill stated that the it will remain the existing site with a solar array for the Polyvel Plastics manufacturing company and all the energy will be used for Polyvel. Mr. Parkhill stated the solar array will be located behind the Polyvel building. Mr. Parkhill explained the array was being requested due to not be able to install on the roof, and continued to state that they had their certificate of filing with Pinelands and will follow the stormwater requirements. Mr. Parkhill stated that they will attempt to have the Basin in the rear of the solar but will rectify as needed as per Pinelands. Mr. Weil introduced himself as the applicants representative and stated that he works for Infinity energy which is the company installing the solar and the system will not produce more energy than Polyvel will use. Mr. Weil continued stating that there will be screening around all 4 sides of the solar such as fence and vegetation and they will meet all setback requirements. Mr. Weil also stated that the NJDEP identifies solar panels not counted as impervial coverage therefore only the stone access is counted and that totals 2,500 sq ft and is within the ordinance limits. Mr. Weil stated that the solar will be maintained remotely and will be checked once a quarter for any maintenance needs. Mr. Weil stated that there will be no outside storage of materials and no signage requested and the panels tilt to the south so they do not cause a glare for the passing train and were located 90 ft from the train with a 50 ft wooded buffer. Mr. Weil stated that no other improvements were being proposed. Mark Hermann stated that some drafting errors had been addressed from the ARH report and the testimony had rectified concerns in the ARH report also and the mitigation for the stormwater requirements would be met. Mr. Wisner confirmed the solar will be used for Polyvel and stated that no variances were needed and had no issues. Chairman Olivo opened the meeting up to the public, no one came forward, public portion closed .Joe McGroarty called for a motion to approve a ground solar array, Michael Hozik made a motion that was seconded by James Matro, motion carried with all 'yes' votes from all attending members except Philip Barbagallo who did not vote. Chairman Olivo stated a motion was needed to approve the Rizzotte decision and resolution, Councilman Oliva made a motion that was seconded by Ray Scipione, motion carried with all "yes" votes from attending members. Chairman Olivo stated a motion was needed to approve the Decision and Resolution for Spark Car Wash, Ray Scipione made a motion that was seconded by Michael Messina, motion carried with all "yes" votes from attending members. Chairman Olivo stated a motion was needed to go into a executive session, Michael Hozik made a motion that was seconded by Councilman Oliva, motion carried. The board went into an executive session and separate minutes are on file for this session.

Chairman Olivo stated that we will tentatively be meeting May 29, 2024 for a special meeting to discuss the Master Plan. Stuart Wisner and Jonathan Oliva stated they will be putting together a list of items noted and open for the Board to go back over for discussion. Joe McGroarty stated he will go over the process at this meeting.

## **GENERAL BUSSINESS**

The next meeting will be in person on May 15, 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 Thursday May 2, 2024 by

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Shelly DiChurch