

Meeting Minutes May 29, 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.

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

Chairman Olivo opened the special meeting to discuss the Master Plan and stated that since they had reviewed the outline that Stuart Wisser had put together from all the discussions and changes the board had previously discussed. Chairman Olivo asked all the board members to address any questions that they had from the revision. Ray Scipione had questioned if the St. Joe school wanted to add any type of addition if they would follow the public school standards. Stuart Wisser stated that the Board of Education would sign off as the property owner and then come to the Board as any other property owner would. James Matro questioned what the language corrected noted on page 226 was in reference to. Stuart Wisser stated that the last sentence was incorrect and removed due to an incorrect date. Michael Messina questioned how low income housing was determined. Stuart Wisser stated that low income housing has multiple different levels and that was state decided and based. Chairman Olivo questioned on page 237 the changes of the zone shown. Stuart Wisser had stated that a small portion was being taken from M2 to R2 and removed from the affordable housing. Mike Hozik questioned if solar panels should be included in accessory structure portion. Mr. Wisser stated that the solar is in a separate section and the verbiage will be discussed fir this portion. Jonathan Oliva questioned if the board was going to take into consideration the area of the Macree property that Mr. Macree and Lance Landgraaff had asked be removed from the residential

district to M1 to grow their business already existing there for many years. The board discussed the matter and wanted to confirm that the one other residential home located in this effected area was in agreement with this change and requested Lance Landgraff provide a letter from this homeowner to this affect. The board stated they will discuss this matter again when this letter is received. Chairman Olivo stated that the process of the adoption of the Master Plan includes providing and publishing a date to adopt for the public to attend to comment or address questions. Chairman Olivo stated that they will discuss more of the Master Plan at the ext scheduled meeting.

The next meeting will be in person on June 5, 2024 at the Town of Hammonton, 100 Central Ave on the 1st floor in the Courtroom.

ADJOURNMENT

Respectfully submitted this day of Thursday May 30, 2024 by

Shelly DiChurch