

Meeting Minutes July 17, 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:**

Chris Kalani  
Jerome Barberio  
Ralph Capaccio  
Ray Scipione  
Philip Barbagallo  
Councilman Oliva  
Michael Messina  
Chairman Olivo  
Ed Wuillermin  
James Matro

Michael Hozik  
Jonathan Baske

Stuart Wiser, Planner  
Joe McGraoarty, Esq  
Shelly DiChurch, Secretary

Chairman Olivo called for a motion to approve the July 3, 2024 meeting minutes, the motion was made by Michael Messina and seconded by Ray scipione, motion carried with all “Yes” votes from attending members except Jonathan Oliva who arrived late and James Matro who abstained. Stuart Wiser stated that for the past 6 months or more ARH has made the changes to the Master Plan Draft that the board had discussions at many meetings. Stuart Wiser stated that the board voted to release this document to the public and no changes have since been made to this document. Stuart Wiser stated that a 72 inch proposed zoning map was available for the board to look at displayed for this meeting. Chairman Olivo stated that the board had come together several times and took the time needed to go over the Master Plan document and appreciated everyone’s time and involvement in this matter. Stuart Wiser stated that the preparation of this document began in 2020. Chairman Olivo opened the meeting up to the public. No one came forward, public portion closed. Jonathan Oliva stated that since the last meeting where the board took a vote to release this document to the public there is a copy available at the townhall, 10 copies were mailed out to all surrounding towns and distributed appropriately as well as published in the news paper and available on facebook and online. Stuart Wiser stated that the 2024 comprehensive Master Plan update with the

event of a positive vote the date will reflect July 17, 2024. Mr. Wisner stated that he was very proud of this document and thanked the committee that worked so hard on it. Jonathan Oliva also thanked everyone for the hard work and time for this matter. Chairman Olivo called for a motion to approve the revised master plan, the motion was made by Jonathan Oliva and seconded by James Matro, motion carried with all “Yes” votes from attending members except Jerome Barberio who did not vote. Chairman Olivo called for a motion for the 351 Middle Rd LLC D&R Ray Scipione made a motion that was seconded by Ralph Capaccio, motion carried with all “Yes” votes from attending members except Ed Wuillermin, Councilman Oliva and James Matro who abstained and Jerome Barberio who did not vote. Chairman Olivo called for a motion for the Joan Shoenborn D&R the motion was made by Ray Scipione and seconded by Michael Messina motion carried with all “Yes” votes from attending members except James Matro who abstained and Jerome Barberio who did not vote. Joe McGroarty stated that he took the liberty in drafting a decision and resolution for the Master Plan document in the event the board had a positive vote in approving the Master Plan document and the board can vote at this meeting. Chairman Olivo opened the meeting up to the public and asked if anyone had any comments . No one came forward, public portion closed. Michael Messina made a motion that was seconded by Councilman Oliva, motion carried with all “Yes” votes from attending members except Jerome Barberio who did not vote.

### **GENERAL BUSSINESS**

The next meeting will be in person on August 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 Thursday July 18, 2024 by

---

Shelly DiChurch