

**EGG HARBOR CITY  
MUNICIPAL LAND USE BOARD  
JULY 21, 2015  
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on July 21, 2015. Those in attendance were Mayor Lisa Jampetti, City Council President Edward Dennis, City Official Donald Milne, Regular Member Michael McKenna, Todd Warker, Jack Peterson, Chairman Gerhard Mueller, Solicitor Jim Schroeder, City Planner Tim Michel, City Engineer Ryan McGowan and Secretary Donna Heffley. Those not present were Vice Chairman Richard Colby, Regular Member Dennis McKenna, Alternate #1 Gladys Torres, and Alternate #2 John Garth.

Chairman Mueller called the meeting to order.

This meeting was advertised pursuant to the NJ Open Public Meetings Act N.J.S.A. 1:4-6 Seq. Notices were sent to official publications for the Egg Harbor City Municipal Land Use Board; the Press of Atlantic City, the Egg Harbor News, the Atlantic Current and the Hammonton Gazette. A copy of the notice was posted on the bulletin board of the Egg Harbor City Municipal Building.

The Chairman directed this announcement to be entered into the minutes.

**Roll Call:** Mayor Jampetti yes, Mr. Dennis yes, Mr. Milne yes, Mr. Colby no, Mr. Dennis McKenna no, Mr. Peterson yes, Mr. Michael McKenna yes, Mr. Warker yes, Mrs. Torres no, Mr. Garth no, Mr. Mueller yes, Mr. Schroeder yes, Mr. Michel yes, Mr. McGowan yes and Secretary Donna Heffley yes.

**Approval of Minutes:** The minutes for the June 16, 2015 meeting are not available; they will be approved at the next meeting scheduled for August 18, 2015.

**Resolutions:** none

Mr. Michel the City Planner was not present at the beginning of the meeting so the Chairman rearranged the agenda until he arrived.

Mr. McGowan gave an update on the progress made at the Euro Sports complex. Mr. McGowan noted the owner was before the board a couple of months ago to review conditions that had to be met on the site. Mr. McGowan noted that the owner has completed a vast majority of the required repairs; he has done significant remediation to the basin, he has raised the sidewalks along the parking, replaced the three broken curb sections and replaced the gates that were missing from the trash enclosure. He must still do the pot holes in the front of the property. Mr. McGowan discussed the landscaping of which the owner would like to substitute a different species of plants equivalent to the ones that died.

Mr. Mueller asked if Mr. Spiros should appear after all conditions are completed.

The Professionals discussed this issue and decided Mr. Spiros and his attorney will be required to appear before the Board to make any request.

Mr. Michel arrived for the meeting.

## **Informal Reviews:**

### **1. Ryan Anderson**

No formal testimony will be given tonight.

Mr. Michel reviewed this zoning application for a temporary tent structure to store a vehicle.

Mr. Michel went into detail about temporary tent structures. They do not last a long time and are therefore only temporary. A Zoning permit will not be necessary. Code Enforcement will handle each of these tent structures on a case by case basis.

Mr. Mueller asked Mr. Anderson what his intentions were.

Mr. Anderson explained to the board that this tent structure will only be for a few months to store the Vehicle that he will not be using.

The Board commended the Mr. Anderson for coming before the board for approval before putting up the carport tent.

Mr. Anderson was told he may erect the temporary tent structure.

### **2. Mike Kelly – Landing Creek Estates**

Mr. Michel gave an over view of the application that came before the board years ago.

Mr. Kelly would like to build a one story home in the Landing Creek Estates area where at the present time only 2 story homes exist. Mr. Kelly would like to be able to offer one story homes as well as two story homes in this area.

Mr. Michel noted all dwellings in Egg Harbor City must have a front door that faces the street.

Mayor Jiampetti wanted to know how many houses Mr. Kelly plans to build. Mr. Kelly noted this home will be next to the old Egg Harbor Yacht building on Philadelphia Avenue. Mr. Kelly explained the obstacles he has faced with the failing economy and would like to get something started with this project again. Mr. Kelly passed out a brochure to all members and professionals showing the home models that he offers.

Board Members and Professionals expressed their concerns and were in favor of Mr. Kelly's request and encouraged him to move forward.

### **3. Kathleen Harris-Family Promise**

Mr. Michel noted he met with Kathleen Harris and discussed what activity the Zion Lutheran Church was planning. This was an informal introduction.

Mr. Schroeder noted he is not the attorney for family promise but has known Ms. Harris for many years. He has also donated to this organization and wanted to make the Board aware of these issues.

Ryan McGowan noted Remington and Vernick has also made donations to Family Promise.

Mr. Mueller noted this is not a formal application so Mr. Schroeder and Mr. McGowan are able to continue with questions and advise to the Board.

Kathleen Harris gave a presentation on what Family Promise is all about. This is a new ministry and is an extension of what has been going on in this church since 1867 when it first appeared on Philadelphia Avenue. The new ministry tries to guide homeless families back into their own home. Families are interviewed and are selected to participate; they commit to not using alcohol or drugs, make their financial records available to the program, commit to engage in educational opportunities

to teach them budget management. They also have the opportunity to attend classes for parenting and job skills. Family Promise provides temporary housing. Thirteen churches throughout the county have already signed up to house these families for a week at a time. Kathleen Harris noted they do not intend to house families. The Zion Lutheran Church would like to house the organization itself; the offices for the director, the social workers and the place where people would come during the day to get training, engage in education opportunities, search for jobs on the computer and look for apartments. The family promise van would pick these people up and bring them to the church and take their children to their schools. This is still in the thought process and nothing has been decided yet.

Mr. Mueller asked how many workers would be on staff.

One full time director will be present to oversee the entire operation and one full time social worker will be working with the families. Hours will be 7:00a.m. to 5:00 - 5:30p.m at night. Families will be picked up and taken back to the church that will be housing them.

Mr. Michel wanted to make it clear that people will not be staying overnight. Mr. Michel noted he has a list of the churches in the county that will be hosting these families.

Mr. Warker asked how many families has this organization helped.

Last year 20,000 people came out of the homeless pool. Within a short period of time they were back on their feet paying taxes, going to stores and diners. After 9 weeks these families transition out on their own.

Funds for this program are raised from grants, donations and fund raising.

#### **4. 407 Philadelphia Avenue – Jim Schroeder**

Mr. Schroeder announced that Steve Dicht, Esq. from the NJ Bar was present to take his place during the next informal review.

Mr. Michel announced that Mr. Schroeder would like Cedar Creek Realty to also be located in the Building located at 407 Philadelphia Avenue. This would mean that there would be two separate LLCs working out of one building. Recently Mr. Schroeder has hired staff and is renting space in Hammonton, NJ. Cedar Creek Realty, LLC will be using the office space once occupied by Mr. Schroeder and the Law Office of Linda Goff. Additional signs may be going up at the property. Mr. Michel reviewed signage and parking. Mr. Michel noted this action does not require a formal action it can be handled administratively.

**Other Business:** Donna Heffley gave her report for the quarter for the Building and Code Enforcement Office.

Mr. Schroder commented the importance of investing in Zoning. The word is that the Code Enforcement Officials are out there and they are Fair, Firm and Consistent.

**Council Report:** The Mayor discussed the possibility of a Future Bike Path down Philadelphia Avenue. Mayor Jiampetti and Mr. McGowan discussed possible rail way crossings closings by DOT. The Farmers market will be open Fridays, July 24 – September 25 from 4-7:30 pm and Saturday, November 21, 1-4pm in Lincoln Park located on Route 30 and Buffalo Avenue in Egg Harbor City.

Peace Pilgrim is set for September 18, 2015

Mr. Dennis discussed Cedar Creek Homes. Some of the residents have warranty issues, the Home warranty program will take care of warranty issues.

**Adjournment:** Upon motion made by Mr. Dennis, seconded by Mr. Peterson and carried the July 21, 2015 meeting was adjourned.

**Respectfully submitted,  
Donna Heffley/LUB Secretary**