

**EGG HARBOR CITY
MUNICIPAL LAND USE BOARD
November 17, 2015
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on November 17, 2015. Those in attendance were City Official Donald Milne, Chairman Gerhard Mueller, Vice Chairman Richard Colby, Regular Members; Dennis McKenna, Todd Warker, Michael McKenna, Jack Peterson, Solicitor Jim Schroeder, City Planner Tim Michel, City Engineer Ryan McGowan and Secretary Donna Heffley. Those not present were Mayor Lisa Jampetti, Edward Dennis President of City Council, 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 absent, Mr. Dennis absent, Mr. Milne yes, Mr. Colby yes, Mr. Dennis McKenna yes, Mr. Peterson absent, Mr. Michael McKenna yes, Mr. Warker yes, Mrs. Torres absent, Mr. Garth absent, Mr. Mueller yes, Mr. Schroeder yes, Mr. Michel yes, Mr. McGowan yes and Secretary Donna Heffley yes.

Approval of Minutes: October 20, 2015

Upon motion made by Mr. Colby, seconded by Mr. Warker and carried the above minutes were approved.

Resolutions: none

New Business: Informal Reviews

1. Auto Zone was not present. Mr. Schroeder announced the items that were outstanding have been handled administratively.
2. Pat McKenna – Taste of Italy
1003 Bremen Avenue
Egg Harbor City, NJ 08215

Mr. McKenna is interested in the old Rastelli's Seafood Building. For the record Mr. Pat McKenna is not related to either Michael or Dennis McKenna who sit on this Board. Mr. Pat McKenna described his business as a food processing plant which is now located in Mullica Hill New Jersey. His business is a USDA and SQF facility, manufacturing authentic Italian food products such as Arancini (Italian Rice Balls) Pazotti, Pizza and Stromboli's. Mr. McKenna discussed his future plans for this location and will be returning before the Board in the near future for a site plan.

Mr. McKenna discussed his future plans for a spiral freezer with Board Members and Professionals.

Mr. Michel noted a Site Plan waiver will be required for the spiral freezer and its location. Mr. McKenna agreed he will be returning before the board with plans. Mr. McKenna asked about trailer storage. Mr. Michel noted trailers are not a permitted use according to the Egg Harbor City Ordinance. Permanent structures such as a pole barn or pre-manufactured building for storage were suggested.

3. Harbor Auto Repairs
302 White Horse Pike
Egg Harbor City, NJ 08215

The Owner is asking to install an outside lift at 302 White Horse Pike. Harbor Auto Repairs came before the Board on March 18, 2014. Mr. Michel explained the conditions of their approval and the need for applying for a D variance to allow for work to be done outside the establishment. Another option would be to enclose the lift to eliminate the need for the D variance however the need to come back before the Land Use Board will still be necessary.

New Business: Land Use Board Application

#7-2015 LUB
Frank Scordo
615 Cincinnati Avenue
Egg Harbor City, NJ 08215
Block 313, Lot 24 & 22.02
Request for waiver from Site Plan Approval.

Mr. Michel reviewed his report dated November 12, 2015.

Mr. Schroeder noted Mr. Scordo is not purchasing this property under a corporation therefore does not require representation. Also this is a bank owned property and the taxes are not paid. Eventually the taxes will be paid by the purchaser at settlement. Mr. Scordo does not own the property yet. He would like to know if he will get the relief from the Board before purchasing the property.

Mr. Scordo is appealing to the Board to grant a variance for the property located at 615 Cincinnati Avenue for a change of use from a previously existing non-conforming use, vending company, to a new non-conforming use, athletic equipment refurbishment and storage, in accordance with Land Use Ordinance Section 170-92.C.

Frank Scordo and Professional Planner Daniel J. Galletta, PLS, PP, IFAS were present and sworn in by Mr. Schroeder. Mr. Scordo would like to relocate his present business to 615 Cincinnati Avenue, Egg Harbor City, NJ 08215. Mr. Scordo described his business with the Board, which is reconditioning and cleaning of sports equipment focusing on football and lacrosse. Mr. Scordo gave a brief description of his business operations. He plans on having five full time employees and during the busy season ten to twelve employees. They do not have any deliveries they pick up all merchandise to be worked on. This will not be a retail store. Mr. Scordo described the trucks they use to pick up equipment. Pick up will be done on weekends. Business hours will be 9 to 5 Monday thru Friday and a half day on Saturday during summer months.

Mr. Galletta supplied Exhibit A-1 an aerial view of the property. Mr. Galletta noted this proposed business will be a lesser intensity of use from the previous business. Mr. Galletta described the site and the activity that took place in the past and the activity of the proposed business. Mr. Galletta clearly showed the new business will be of lesser intensity than the previous business.

Public Comment: none

Mr. Schroeder asked for a motion that this proposed business is of a less intense use than the previous businesses JLP Vending.

Upon motion made by Mr. Colby, seconded by Mr. Dennis McKenna the less intense use was approved.

Roll Call: Mr. Milne yes, Mr. Warker yes, Mr. Michael McKenna yes, Mr. Colby yes, Mr. Dennis McKenna yes, Mr. Peterson yes and Mr. Mueller yes.

The only changes made to the site will be the removal of a walk in box in the front of the building. No changes to the building will be made. The Site landscaping will be cleaned up immediately. The existing shrubs will be removed and the garage door repaired. The building will be upgraded eventually. Signage will consist of a small sign at the entrance, 2' x 4' or 2' x 5', to replace the already existing sign JLP Vending.

Board Members asked how Mr. Scordo plans to improve the outside of the building.

Mr. Scordo stated long term he will restripe the existing parking lot if it is required.

In the spring or summer they will paint the building. The fascia boards will be painted.

Mr. Scordo asked if he could put up a flag pole and if he would have to get approval from the Board. Mr. Scordo was directed to the Building Department for this request.

Mr. Michel noted the building is in need of serious repair, the arch part of the building has no trim, and paneling has been placed in the front of the building to cover a hole. There is mechanical equipment that is loose or damaged and needs to be repaired. There is an overgrown area of shrubs and weeds along the fenced area, parking lot and throughout the property. Painting of the building is also needed.

Mr. Scordo said it is his intent to fix the overhead door in the front of the building immediately. The fascia boards will be painted immediately. The landscaping will be addressed immediately. Mr. Scordo noted he will get everything else completed by September of next year.

Mr. Schroeder noted the Board can request that the Applicant paint the building within one year of opening. Mr. Mueller asked Mr. Scordo if he agrees to have everything done within one year of opening. Mr. Scordo agreed.

No changes to the building will be made, only the removal of the walk in box in the front of the building.

The following work shall be done;

- Refurbishment of the building that is in disrepair, repair the façade, replace the trim, and paint the building as required.
- The use of existing drainage facilities and lighting shall continue with appropriate shielding of the lighting as noted by Mr. Michel.
- Clean up existing landscaping areas, restripe the parking lot, remove vegetation along and within the fence line, mark the handicap parking space, and change the sign form JLP to new business.

Deliveries will be by UPS box trucks.

All taxes will be paid prior to issuance of CO.

Mr. Michel suggested that the resolution should contain a time limit for all site improvements that need to be made.

Mr. Michel suggested that the Applicant get a survey of the site for his own protection. The parking lot should be re-stripped and the survey will be helpful for this.

Mr. Peterson noted he would like to see the block up against the fence area removed. Board Members and Professionals discussed the block. Mr. Scordo said he could stack them neatly somewhere else on the property.

Mr. Schroeder noted the Board has already voted on the use and at this point it will be a vote to allow a waiver of a site plan with conditions as follows:

- No changes to the building itself (footprint).
- Remove the walk in box in front of the building.
- Refurbish the building that is currently in disrepair.
- Repair the façade.
- Replace the trim.
- Continue use of the existing site drainage and existing site lighting with appropriate shielding.
- Clean up Landscape.
- Restripe the parking lot as it is currently laid out.
- Remove the vegetation along the fence row.
- Mark the handicapped parking spot that is required.
- Change the facade signage from JLP to the new business name.
- Deliveries are by UPS box trucks.
- Taxes will be paid prior to the issuance of the Certificate of Occupancy.
- Provide a survey of the building, parking location and any paved surfaces and access points to the property.
- Remove the block by the fence row (can pile inside the fence area).

The above items need to be done now and within one year the building must be painted.

Mr. Scordo asked about the removal of the walk in box timeline. Mr. Schroeder noted the walk in box can be removed when he is able to do so.

Upon motion made by Mr. Michael McKenna, seconded by Mr. Dennis McKenna a waiver of Site Plan Submission was granted.

Roll Call: Mr. Milne yes, Mr. Warker yes, Mr. Michael McKenna yes, Mr. Colby yes, Mr. Dennis McKenna yes, Mr. Peterson yes, Mr. Mueller yes.

Old Business: none

Public Comments: none

Adjournment: Upon motion made by Mr. Peterson, seconded by Mr. Dennis McKenna and carried the meeting was adjourned.

Respectfully Submitted,
Donna Heffley/Land Use Board Secretary

