

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
November 15, 2016
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on November 15, 2016. Those in attendance were the Mayor's Representative Marie Johns , Chairman Gerhard Mueller, Vice Chairman Richard Colby, Regular Members; Todd Warker, Michael McKenna, Jack Peterson, Solicitor Jim Schroeder, City Planner Tim Michel and Secretary Donna Heffley (Not Present were Mayor Jiampetti, City Council President Edward Dennis, Egg Harbor City Fire Department Representative John Garth, Regular Member Dennis McKenna, Alternate #1 Gladys Torres, and Alternate #2 Donald Milne).

The Chairman called the meeting to order and made the following announcement.

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 the Secretary to enter this public announcement into the minutes.

Roll Call: Mayor Jiampetti absent, Marie Johns yes, Mr. Dennis absent, Mr. Garth absent, Mr. Colby yes, Mr. Peterson yes, Mr. Dennis McKenna absent, Mr. Warker yes, Mr. Michael McKenna yes, Mr. Milne absent, Mr. Mueller yes, Mrs. Torres absent, Mr. Schroeder yes, Mr. Michel yes, Mr. McGowan yes and Secretary Donna Heffley yes.

Approval of Minutes: October 18, 2016

Upon motion made by Mr. Colby, seconded by Mr. Peterson and carried the October 18, 2016 minutes were approved.

New Resolution: #5 of 2016

Red Rose Body Shop
Walter Martinez
220-224 White Horse Pike
Egg Harbor City, NJ 08215
Block 102, Lot 15
C & D Variances

Upon motion made by Mr. Peterson, seconded by Mrs. Johns, with the roll call below resolution 5 was approved.

Roll Call: Mrs. Johns yes, Mr. Colby yes, Mr. Peterson yes, Mr. Michael McKenna yes, Mr. Warker yes, and Mr. Mueller yes.

Informal Review: Raymond Persia

111 New York Avenue
Egg Harbor City, NJ 08215
Block 1.07, Lot 7
Former Acme Property

Mr. Persia has a contract of purchase with the seller of 111 New York Avenue and is proposing to turn the interior of the building into an Office Complex with 175 individual offices. This site will be the satellite office for 175 New Jersey Auto Dealers who are in need of getting a wholesale license in the State of New Jersey. This will be a State regulated business.

Board Members asked misc. questions pertaining to parking, proposed improvements, and number of employees. Mr. Persia noted there will be 5 to 7 employees on site each day. Mr. Persia and his Planner will be returning before the board in the near future. There are other businesses like this one being proposed in Delran, and Bridgeton.

Mr. Michel gave his review of this property and noted many improvements must be made to the site which is in very bad condition. Code Enforcement was sent over to this site to take pictures which were passed around to Members of the board. Mr. Michel discussed the zoning of the property and explained what steps must be taken with zoning and the redevelopment plan before the applicant can proceed. The Professionals will meet with Council to discuss this issue and Mr. Michel will get back to the Board.

Old Business: Mr. Michel gave an update on the electronic sign issue with Pinelands. Pinelands does not get involved with the review of identification signs for a business but the electronic sign will not comply with the pinelands regulations. They have certified several municipal ordinances that deal with electronic message signs. Mr. Michel is looking at different samples from different municipalities for ideas. The municipal ordinance will need to be put in place and then will be introduced to Council and referred to the Land Use Board. If approved by the Land Use Board it would go back to the governing body, the governing body will have their second reading and adopt an ordinance, then it would go to Pinelands for the review and certification.

Professionals discussed this topic further. The Land Use Board is in favor of electronic signs.

Mrs. Johns inquired about the Sunoco project on the White Horse Pike. Board members noted it has been approved but may take a while before the demolition actually begins.

Public Comments: none

Questions and comment from the Board: Chairman Mueller discussed cancelling the December 20, 2016 meeting due to being so close to the Christmas Holiday. Mr. Schroeder commented that the board does not have anything pressing for next month and the meeting could be cancelled as long as nothing comes up. Then the Board will have to determine if the meeting should be held.

Adjournment: Upon motion made by Mr. Colby seconded by Mr. Peterson the November 15, 2016 Land Use Board meeting was adjourned.

Respectfully Submitted
Donna Heffley/ Land Use Board Secretary