

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD**

August 21, 2018

7:00 P.M.

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on August 21, 2018. Those in attendance were Mayor Jiampetti, Chairman Jack Peterson, Vice Chairman Todd Warker, City Council President Ed Dennis, Egg Harbor City Fire Department Representative John Garth, Regular Members; Richard Colby, Michael McKenna, Alternate #1 Keith Mullineaux, Solicitor Duncan Prime, City Planner Tim Michel and Secretary Donna Heffley. (Not Present were Regular Members Dennis McKenna, Gladys Torres, The Mayors Representative Marie Johns, and Alternate #2 Donald Milne).

Chairman Peterson 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 present, Mr. Dennis present, Mr. Garth present, Mr. Peterson present, Mr. Warker present, Mr. Colby present, Dennis McKenna absent, Mrs. Torres absent, Mr. Michael McKenna present, Mrs. Johns absent, Mr. Milne absent, Mr. Mullineaux present, Mr. Prime present, Mr. Michel present, Mr. McGowan absent and Secretary Donna Heffley present.

Approval of Minutes: May 15, 2018

Upon motion made by Mr. Colby, seconded by Mr. Warker and carried the May 15, 2018 meeting minutes were approved.

Resolutions: none

New Business: Informal Reviews

Ryan Hacker
111 White Horse Pike
Egg Harbor City, NJ 08215
Food Truck

Mr. Hacker was present and had a photo of the lay out of the site showing where his food truck will be located on the property as well as the porta pot location.

Mr. Michel, explained this informal review where City Council granted Ryan Hacker approval for 90 days to use a food truck at the site of the former Cross Fire Restaurant on the White Horse Pike. Mr. Michel, City Planner, Ryan McGowan, City Engineer met with Mr. Hacker and his Attorney and to discuss zoning issues that may come up. The porta pot will be kept locked and is only for use by the employees it is not open to the public. The food truck will only have carried out sales. No outside eating area will be at this site. Mr. Hacker will remove all Trash and Recycling at the end of each night. One table may be set up on the site for condiments to be displayed. The food truck will have lights that point down, patrons will

be driving or walking to the site. Patrons will be directed where to park by Mr. Hacker. The food truck will be on site on Monday, Thursday, Friday, Saturday and Sunday. Hours have not been locked in this is just an experiment at this time.

Mr. Hacker stated there will be three employees working at the food truck. Mr. Michel asked that the Mr. Hacker cover the existing sign for Cross Fire which has been done.

Mr. Hacker is conducting an experiment to gauge if his business will be successful at the Cross-Fire building location. City Council felt this would be a good idea for a temporary exercise and granted Mr. Hacker a 90-day trial period.

Mr. Hacker's food truck is called Grub and Gringo's and he will be serving Latin American comfort food with protein bowls.

Mr. Warker asked about lighting and if he will be open at night.

Mr. Hacker said there is lighting on the truck and the street light on the site will light up the back of the truck. The sign will be visible.

Mr. Michel asked that the food truck be kept back behind the sign and Mr. Hacker agreed.

The menu is published on social media and he will send out a post to let people know when he will be on the site. This business is social media driven.

Mr. Hacker has a special license to operate for 90 days.

Mr. Dennis, The goal of this temporary approval is for Mr. Hacker to make the decision if he would like to purchase this site after the 90-day trial period. This was granted because he is interested in purchasing the building and this test will allow him to monitor if he could be successful selling his type of food at this restaurant. This will not go beyond the 90 days and a decision must be made when this time is up.

Mr. Hacker came tonight for an informal review to explain to the board what is going to be taking place at the site for the next 90 days and to answer any questions Board members may have.

Chairman Peterson expressed his concerns and feels this is a good idea and any new venture in town should be welcome. We can see from the success of the event that we just had in town that there is an appeal for this type of business and Mr. Hackers food is different than just hotdogs and hamburgers. If it does work out past the 90 days and he purchase's the building its great. City Council will have to put in place an ordinance concerning food trucks. Food trucks are operating in other towns and it must be equitable with all the other businesses in town who pay mercantile fees and taxes. It is not fair to business owners for a food truck to come into town and make all profit. There must be guidelines put in place. Food trucks are becoming very popular in many towns.

Informal – Vladislav Girshman
200 White Horse Pike
Egg Harbor City, NJ 08215
Indoor Vertical Farming

Mr. Michel gave an overview of this informal. Mr. Michel gave a description of the proposed site located at 200 White Horse Pike. Mr. Girshman is interested in purchasing this property to do vertical

farming inside of this building. Mr. Michel's suggestion is to file for a use variance and then a site plan application, hopefully for next month's meeting. Mr. Michel suggested that Mr. Girshman get some brochures and drawings together of what he proposes to do at the site. Mr. Michel needs more details on how the business will operate.

Mr. Dennis discussed trucks entering and exiting the site and the issues that may arise with traffic. Mr. Girshman described his business which is hydroponics vertical farming which would bring local produce to town all year around. Vertical Farming is stacking the plants vertically instead of horizontally and this way you maximize the yield. The building is about 28 feet high so they could do six layers and each one square foot yields over 100 times the output of regular outdoor farming. Mr. Girshman will be growing produce such as; basil, lettuce, arugula, micro greens, and mint and distributing retail and whole sale to Walmart's, ShopRite's etc. This type of farming will be operating in a greenhouse environment where there will be no pesticides or herbicides used. Plants will not be grown in soil but in a plain nutrient solution. Some of the advantages to this type of farming is no recalls for Escherichia listeria, or any other infested contaminations. Hydroponics uses less than 1/10th of the water used in soil cultivation, higher and more controlled yields, and provides healthy nutritious food that is not contaminated with chemicals. This type of farming will require a lot of electricity; the system is 85% automated. Approximately 8 employees will be at the site for about 8 to 12 hours a day. This is a new innovated way to farm and is becoming very popular. An Example of this type of farming is Aero farms Newark.

Mr. Colby asked about water supply. The beauty of hydroponics is that it uses about one tenth of the water a farmer would use and all of the water is fully recyclable so you are saving about 97% of the water and its processed-on site.

Mr. Michel asked what happens when the product is harvested and is it packaged or processed in anyway. Mr. Girshman said it's not processed, its harvested and shipped in bulk or sometimes its packaged with their brand name on it.

Mr. Girshman informed the Board that no retail store is planned at this time. Maybe in the future once the business is established they may look into opening a retail store.

Mr. Michel suggested that Mr. Girshman prepare a detailed description of the operation and also how he will manage the product once it is grown and harvested and send that to the Pinelands Commission along with a copy of the survey. Mr. Michel had a discussion with Chuck Horner, Deputy Executive Director of the Pinelands Commission who is in charge of the plan review section. Mr. Horner noted that solely growing plants inside a building is considered agricultural production and Pinelands would not have any interest. However, Pinelands would have an interest if the produce is being processed in some way then it falls into an industrial classification. Mr. Girshman should explain this type of farming to the Pinelands Commission right away so they can move forward with the application and the Board can take jurisdiction.

Mr. Girshman would like to purchase the building as long as this use will be approved. Mr. Girshman would make inside improvements so they will meet the requirements for the vertical farming. The site will have to be visited to see what type of outside improvements may need to be made.

Questions from the public: none

Old Business: An update of previous applications was provided by the Secretary to Board Members informing them of progress made by applicants on their required conditions. Board Members commented on the improvement of the Egrie site.

Council Report: The Mayor and the Board discussed excess calls being made to police and how residents or businesses can be charged.

A resolution was passed for the Trocki site for a growth facility for marijuana. Mr. Trocki would like to continue building boats at this site as well as growing marijuana. The Board discussed the issue of medical marijuana. The security of this building will be very tight. The State will have to review if both uses will be able to be at the same building. The State will be writing rules and regulations concerning what will be allowed in growth facilities for marijuana.

Mayor Jiampetti announced that the DR Horton sale has gone through and hopefully they will start building very soon. DR Horton has plans to build out the entire Egg Harbor North area in the future.

The Train will be closed for repairs for about 6 months while they replace about 10 miles of train track and renovate train cars. The Line hopes to be back in operation by January. Bus Service will take over.

The Mayor announced that the food truck festival was a great success. About 3500 people attended the festival. The Mayor thanked the Food Truck Committee and all of those who helped out with the event to make it a success.

Members discussed the Super Wawa that will be coming to Egg Harbor City in the near future and will be located on Philadelphia Avenue between White Horse Pike and Atlantic Avenue.

Public comments: none

Questions and comments from the Board: none

Adjournment: Upon motion made by Mr. Mullineaux, seconded by Mr. Garth and carried the August 21, 2018 Land Use Board Meeting was adjourned.

Respectfully Submitted
Donna Heffley, Land Use Board Secretary