

**CITY OF EGG HARBOR  
MUNICIPAL LAND USE BOARD  
August 27, 2019  
7:00 P.M.**

A special meeting of the Egg Harbor City Municipal Land Use Board was held on August 27, 2019. Those in attendance were Mayor Jiampetti, City Council President Robert Ross, Egg Harbor City Fire Department Representative John Garth, Chairman Jack Peterson, Vice Chairman Todd Warker, Regular Members; Dennis McKenna, Michael McKenna, Gladys Torres, Alternate #1 Andrew Dixon, Solicitor Leo Manos Esquire, City Planner Tim Michel and Secretary (Marie Johns filled in for Donna Heffley). (Not Present were Regular Member Keith Mullineaux, Alternate #2 Mason Wright, City Engineer Ryan McGowan, and Secretary Donna Heffley).

Mr. 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. Ross present, Mr. Garth present, Chairman Peterson present, Vice Chairman Warker present, Dennis McKenna present, Mrs. Torres present, Mr. Michael McKenna present, Mrs. Johns present, Mr. Mullineaux absent, Mr. Dixon present, Mr. Wright absent, Mr. Manos present, Mr. Michel present, Mr. McGowan absent and Secretary Donna Heffley absent.

**New Business:** Preliminary Investigation of an Area in Need of Redevelopment for the Area Known as Renault Tuscany and Surrounding Environs.

The Mayor recused herself from this portion of the meeting

Mr. Michel prepared a Preliminary Investigation of an Area in Need of Redevelopment for the Area Known as Renault Tuscany and Surrounding Environs dated June 25, 2019 which is about sixty pages. Mr. Michel has prepared a Synopsis of this document which is a summary of the relevant points for the Board to review. Tonight, The Board will hear this Preliminary Investigation and at the conclusion they will be asked to render an opinion whether the area is in need of Redevelopment. The statutory criteria to arrive at that conclusion exists in the local redevelopment and housing law. Mr. Michel believes this delineated area meets at least 3 of the statutory criteria.

Mr. Michel provided a zoning map that indicates the delineated area along the White horse Pike (a house with a wine barrel that says Renault winery) the other delineated areas consists of 29 blocks of land. The Tuscany facility sits on several of the blocks and the property surrounding this area they may want to acquire as open space or redevelop in the future. Mr. Michel did an overview of his Synopsis dated July 17, 2019. The Delineated area is of 195.4 acres of land comprised of 146.88 acres and 225 tax parcels.

Attached here to made part of these minutes is the synopsis dated July 17, 2019 titled Preliminary Investigation of an Area in Need of Redevelopment for the Area Known as Renault Tuscany and Surrounding Environs.

Mr. Michel explained if this Board agrees and makes a recommendation to City Council and City Council adopts this plan, the plan will they go to the Commissioner of the Department of Community Affairs and he has 30 days to review and make comments.

Mr. Garth asked what are they planning to do with the area that is in need of redevelopment.

Josh McCallen was present and sworn in by Leo Manos. The Business plan would be to construct a building that would complement the resort perhaps townhouses or apartment buildings. Anything built will be consistent with the resort.

Discussion continued between Board Members and Professionals.

Chairman Peterson asked for any more questions or comments from the public.  
There were none

Motion determining that the Delineated Study Area is an area in need of redevelopment and recommending that the City Council of the City of Egg Harbor determine the same.

Motion made by Mr. Warker seconded by Mr. Michael McKenna

**Roll Call:** Major Jiampetti recused, Mr. Ross yes, Mr. Peterson yes, Mr. Warker yes, Mr. Garth yes, Mr. Dennis McKenna yes, Mr. Michael McKenna yes, Mrs. Torres yes, Mr. Mullineaux absent, Mr. Dixon yes, Mr. Wright absent.

**Questions and Comments from the Board:** none

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

Respectfully Submitted,  
Donna Heffley, Land Use Board Secretary

## Synopsis

### **Preliminary Investigation of an Area in Need of Redevelopment for the Area Known as Renault Tuscany and Surrounding Environs**

**Current To: July 17, 2019**

**The delineated area is of 195.4 acres of land comprised of 146.88 acres and 225 tax parcels.**

**A summary of the reported findings follows: (there are 6 categories of owners):**

1. The Tuscany Resort is owned by Renault Egg Harbor Twp RE LLC, 138 S Rolling Rd Springfield Twp, PA. It is the only developed property with improvements and is comprised of 9 tax lots and 8.26 acres.
2. Galloway Farms owner is Galloway Farms, LLC, 16 Pearl Street 101, Metuchen, NJ 08840 and is comprised of 13 tax lots and 7.75 acres.
3. The City of Egg Harbor City owns 29 tax lots totaling 99.6 acres.
4. Renault Realty LLC is shown on the tax list as C/O Renault Realty, 72 N Bremen Avenue, Egg Harbor City and is listed with 144 tax parcels totaling 25.55 acres.
5. There are 18 tax parcels having 3.88 acres that have owners names and unknown addresses.
6. There are 12 tax parcels having 1.84 acres with private individuals names and addresses.

#### **Municipal Tax Liens and Municipal Property**

The Tax Collector reported that Galloway Farms LLC, Renault Realty LLC and the owners of property with unknown addresses are all delinquent in tax payments and have municipal liens placed on the properties. That means that 175 parcels of the 225 parcels in the delineated area or 77.7% have municipal liens placed on them. The City of Egg Harbor City owns 29 of the 224 parcels or 12.9% which do not generate tax revenue. Of the 146.88 acres in the delineated area, 136.68 acres or 93.1 % do not produce tax revenue.

#### **Summary of Existing Land Use**

The only improved development within the larger delineated area is the Tuscany Hotel resort located in Block 73.07, Lots 1-30 (2020 Real Property Tax List in contrast to Tax Maps). The Tuscany Hotel contains 37 hotel rooms, Josephs Restaurant, a banquet facility and 112 paved parking spaces. Just south of Lessing Street is a crushed stone parking lot and sanitary sewer pumping station located on

Block 72.07, Lots 16-23 ((2020 Real Property Tax List in contrast to Tax Maps). The remaining land is wooded and it contains no existing paved road(s). Some dirt trails run through the area.

An isolated parcel located at 1659 White Horse Pike is also included in the study area and contains a 776 square foot house that was constructed in 1967. The property is located a significant signalized intersection of the White Horse Pike (U.S. Route 30) and Bremen Avenue (C.R. 674). A large wine barrel is labeled "Renault Winery Resort and Golf" with a directional arrow is located at the intersection.

**NJSA 40A:12A-5, Determination of Need for Redevelopment. The common description of each follows:**

- "a" Deterioration
- "b" Abandoned Commercial and Industrial Building
- "c" Public and Vacant Land
- "d" Obsolete Layout and Design
- "e" Underutilization
- "f" Fire and Natural Disasters
- "g" Urban Enterprise Zones
- "h" Smart Growth Consistency

Several of the statutory criteria clearly apply to the delineated area: "c", "e" and "h".

**Public and Vacant Land**

Criteria "c" states: "Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital." The original approvals for the development from nearly 20 years ago, envisioned the ability to expand the development nearly doubling the size of the building. The vacant parcel has varied topography and includes protected wetlands making development challenging. The remaining parcel is primarily wooded has been unimproved for more than 10 years. This is supported by examination of aerial photographs, examination of tax records and discussions with local officials. Examination of verified Pinelands wetlands delineation indicate presence of freshwater wetlands which are environmentally sensitive lands with low lying topography and hydric soils. There are, however, upland parcels within the area that are accessible and readily available for development.

**Underutilization**

Criteria "e" states: "e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare." A portion of the area was approved and/or amended taking into 22

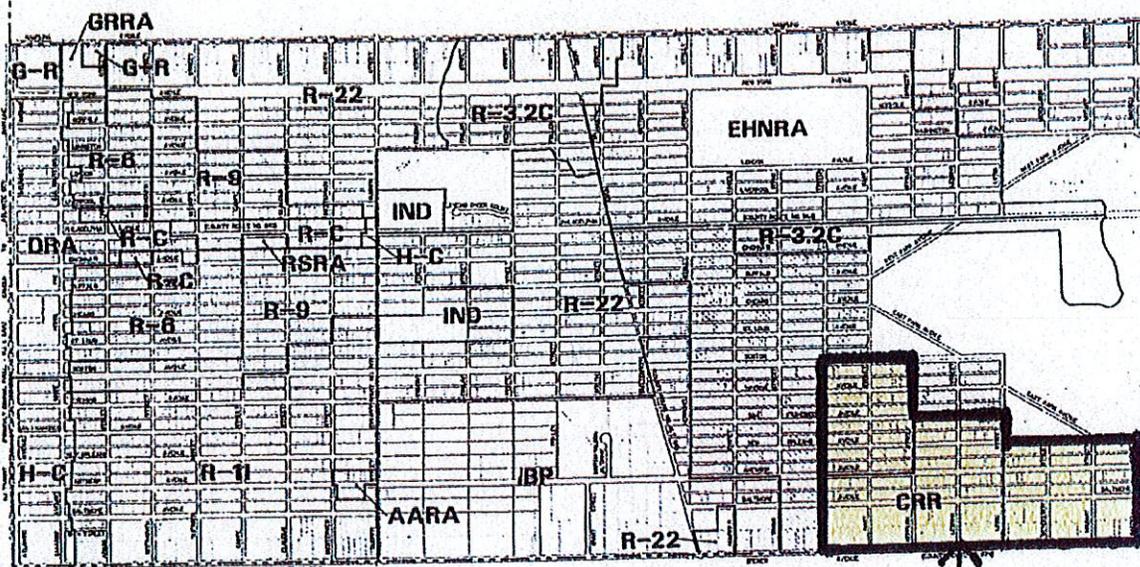
account the entire parcels included within the preliminary investigation. Ownership has been fragmented as a result of foreclosure and distribution during the divestiture. This has resulted in potentially unproductive land development potential and it is possible to correct this deficiency by designating the site for redevelopment which would enable a plan to be prepared which would correct the conditions. The Tax Collector reported that Galloway Farms LLC, Renault Realty LLC and the owners of property with unknown addresses are all delinquent in tax payments and have municipal liens placed on the property. That means that 175 parcels of the 225 parcels in the delineated area or 77.7% have municipal liens placed on them. The City of Egg Harbor City owns 29 of the 224 parcels or 12.9% which do not generate tax revenue. Of the 146.88 acres in the delineated area, 136.68 acres or 93.1 % do not produce tax revenue.

### **Smart Growth Consistency**

Criteria "h" states: "The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation." The site has been examined using the State of New Jersey Smart Growth Areas Map, [www.nj.gov/state/planning/maps/smartgrowthareamap.pdf](http://www.nj.gov/state/planning/maps/smartgrowthareamap.pdf). The property is located in a Pinelands Town which is a Smart Growth Area. The property located at 1659 White Horse ike is also located in a Pinelands Town. The site is in a sewer service area and the existing operation is connected to a public sanitary sewer line. Egg Harbor City is a distressed community and the City is a federally designated Opportunity Zone. Redevelopment tool will benefit this major employer and help make the business attractive and competitive in the present and future economies. It is the City's intention, to request a modification of the Pinelands Management Area boundary to expand the Commercial Resort Recreation zone to incorporate the Forest Residential portion of the area. The formal action would be taken during the Redevelopment Plan preparation and adoption, which would require certification by the Pinelands Commission.

The evidence presented indicates that the property in the delineated area meets one or more of the statutory criteria for designation of an area in need of redevelopment. The Land Use Board may provide required notice of a public hearing on the matter and may hold a hearing and consider public comment. At the conclusion, the Land Use Board may wish to recommend to the governing body that the delineated area be designated by Resolution as an area in need of redevelopment.

TOWNSHIP OF CALLOWAY  
COUNTY OF ATLANTIC



**DELINEATED AREA**  
**Block 53.07, Lot 28.01**

**DELINEATED AREA**  
**BLOCKS 70.07, 71.07, 72.07, 73.07, 74.07, 75.07, 76.07,**  
**545, 546, 601, 602, 639, 640, 641, 642, 692, 693, 694, 695,**  
**696, 697, 698, 735, 736, 737, 738, 739, 740 and 741**

**ZONING MAP**  
**CITY OF EGG HARBOR**

ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 1200' DATE: 12-21-2006

EDWARD J. WALBERG NJ PROFESSIONAL PLANNER LIC. NO. 0544400



24 01 20044700  
**REMINGTON, VERNICK & WALBERG ENGINEERS**  
 845 N MAIN STREET, PLEASANTVILLE, NJ 08232  
 (609) 645-7000, FAX (609) 645-7076  
 WEB SITE ADDRESS WWW.RVWE.COM



DATE:  
**EDWARD J. WALBERG**  
 NJ PROFESSIONAL PLANNER LIC. No. 0544400

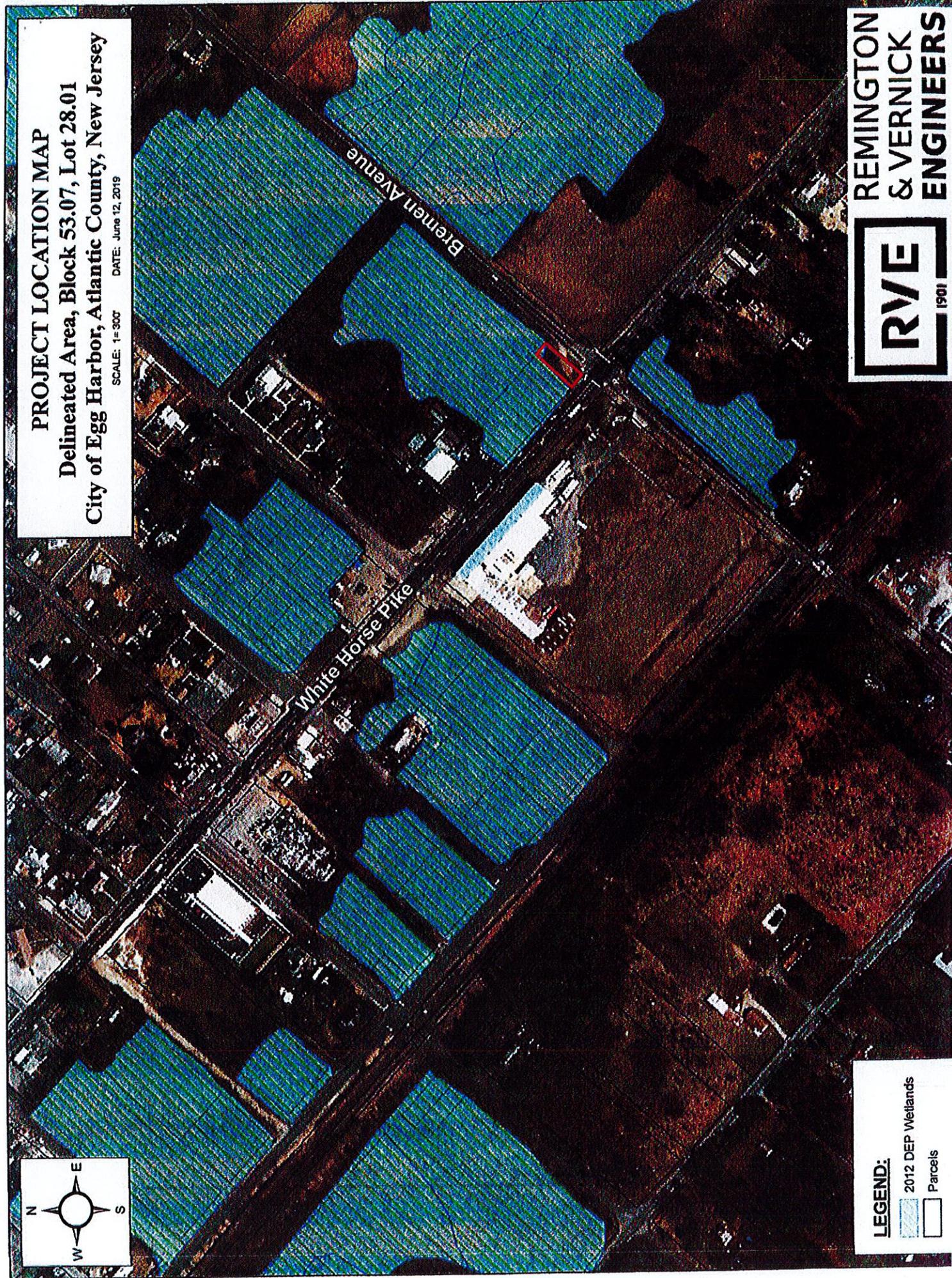
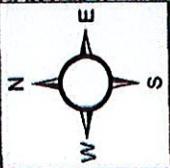


**PROJECT LOCATION MAP**

**Delineated Area, Block 53.07, Lot 28.01  
City of Egg Harbor, Atlantic County, New Jersey**

DATE: June 12, 2019

SCALE: 1"=300'



**LEGEND:**

-  2012 DEP Wetlands
-  Parcels



**REMINGTON  
& VERNICK  
ENGINEERS**