

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
January 15, 2019
Re-Organization
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on January 15, 2019. Those in attendance were Mayor Jiampetti, City Council President Robert Ross, Egg Harbor City Fire Department Representative John Garth, Regular Members; Jack Peterson, Todd Warker, Michael McKenna, Keith Mullineaux, Alternate #1 Andrew Dixon, Solicitor Leo Manos, Esquire, City Planner Tim Michel, City Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were (The Mayors Representative Marie Johns, Regular Member Dennis McKenna, Regular Member Gladys Torres and Alternate #2 Mason Wright.

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

Mr. Peterson asked for nominations for the Land Use Board Attorney
Mayor Jiampetti nominated Elias T. Manos, Esquire as the Egg Harbor City Municipal Land Use Board Attorney, seconded by Mr. Warker and carried.

Re-Organization:

1. Oath of Members

The following Members were sworn in by Leo Manos, Solicitor for Egg Harbor City Land Use Board. Robert Ross City Council Representative, John Garth Egg Harbor City Fire Department Representative, Keith Mullineaux and Todd Warker as Regular Members, and Andrew Dixon as Alternate Member #1.

- A. **Regular Members Class IV: Mayor Appointment; 4-year term**
Keith Mullineaux 1-1-19 to 12-31-22
Todd Warker 1-1-2019 to 12-31-22
- B. **Alternate Members Class IV Mayor Appointment; 2-year term**
Andrew Dixon – Alternate #1 Term 1-1-19 to 12-31-20
- C. **Mayor Class 1: Term – 1 year**

Lisa Jiampetti – Mayor
 Marie Johns – Mayors Representative

- D. **Municipal Official Class II: Mayor Appointment; 1- year term**
 John Garth – Egg Harbor City Fire Department Representative
- E. **Member of Governing Body Class III: Council Appointment; 1 year**
 Robert Ross – Council Present
- F. **Legal Council: Land Use Board Appointment**
 Manos Law Firm, LLC
 Elias T. Manos, Esquire
- G. **Experts: Land Use Board Appointment**
 Tim Michel – City Planner
 Ryan McGowan, Engineer with Remington, Vernick and Walberg

2. Election of Board Officers

**The Board shall elect a Chair, Co-Chair and Secretary at their Re-Organization Meeting according to the guidelines set forth in Ordinance #92014. "Organization"*

A. Chairman

Mayor Jiampetti nominated Jack Peterson for Chairman of the Egg Harbor City Municipal Land Use Board, Mr. Warker seconded the nomination and carried.

B. Vice Chairman

Jack Peterson nominated Todd Warker for Vice Chairman of the Egg Harbor City Municipal Land Use Board, Mr. Mullineaux seconded the nomination and carried.

C. Secretary

Mr. Warker nominated Donna Heffley for Secretary of the Egg Harbor City Municipal Land Use Board, Mr. Mullineaux seconded the nomination and carried.

3. Meeting Dates:

January 15, 2019
 February 19, 2019
 March 19, 2019
 April 16, 2019
 May 21, 2019
 June 18, 2019
 July 16, 2019
 August 20, 2019
 September 17, 2019
 October 15, 2019
 November 19, 2019
 December 17, 2019

*The aforementioned meetings shall take place on the above dates, namely the 3rd Tuesday of

each month.

Upon motion made by Mr. Garth, seconded by Mr. Warker and carried the above meeting dates were approved for 2019.

4. Newspaper Ads

The Press of Atlantic City, The Egg Harbor News, the Atlantic Current and the Hammonton Gazette were designated recipients of meeting notices for 2019.

Upon motion made by Mr. Garth, seconded by Mr. McKenna and carried.

Approval of Minutes: November 13, 2018

Upon motion made by Mr. Warker, seconded by Mr. McKenna. Mayor Jampetti, Mr. Ross and Mr. Dixon abstained due to not being present at the November 13, 2018 Land Use Board Meeting. Motion was carried by Mr. Peterson, Mr. Warker, Mr. McKenna, Mr. Garth and Mr. Mullineaux.

Approval of Resolutions: None

New Business: None

Old Business: Mr. Michel gave a brief update on upcoming applications to the Land Use Board. Mr. Michel announced he received a letter from the Pinelands Commission which essentially certifies the Redevelopment Plan for 600 White Horse Pike Rehabilitation Area, which is the WAWA development and the fast food restaurant. WAWA will be submitting an application to the Land Use Board for site plan approval hopefully late spring or early summer.

Mr. Michel and Mr. McGowan met with Ray Persia, the Redeveloper for the Acme Site to discuss deficiencies and his final submission. Mr. Persia will return to the Land Use Board with his final submission in March 2019.

Linda Taylor owner of 459 Philadelphia Avenue has made a submission for the former Ice House to have a Culinary Photographic Studio as well as culinary kitchens and a photo gallery. Mr. Michel and Mr. McGowan met with the Applicant and found that they had some deficiencies in their submission. The Applicant must submit architectural details for the site due to the building being in need of rehabilitation.

Mr. Michel noted DR Horton has begun development in phase 2 and is moving along.

Board Members discussed the former Nights of Columbus building which is now owned by Spread the Gospel who was supposed to return to the Board after their submission to the Pinelands Commission. Mr. McGowan noted the Applicant was supposed to submit to Pinelands and show evidence that they submitted which the Board has not received.

Chairman Peterson asked the Secretary to contact the Applicant to get the status of their submission.

Mr. Michel discussed the Egrie site and noted he was in contact with Mr. Egrie's Engineer Planner, Mr. Swiderski. Mr. Swiderski wanted to know why the City wants Mr. Egrie to apply to the Board for expansion of a non-conforming use. Mr. Egrie has allowed a company called Blast which practices hotel liquidations to occupy a portion of the Building. Blast would like to store and warehouse hotel furniture. A load of mattresses and furniture was left outside the side of the building which was very unsightly. The items were scheduled to be removed and they were not. Code Enforcement has sited

the owner in regards to this matter. Mr. Egrie's Planner asked what they needed to do in order to bring the property into compliance. Mr. Michel noted Mr. Egrie must file an application, go through all conditions of approval and note which ones have been satisfied and which have not. At this time, it has been about a week and nothing has been submitted.

Mr. Michel noted the critical factor with the Egrie site is that storage and warehousing are not a permitted use in the zone. It is a Highway Commercial Zone; the Industrial Zone allows storage and warehousing. This occupant (Blast) wants to occupy a large portion of this site which will be an expansion of a non-conforming use. The use is clearly not permitted and will need approval from the Land Use Board.

Board Members continued to discuss this matter noting that without zoning approval, the Applicant cannot have a Mercantile License. Zoning approval cannot be granted until the Applicant comes before the Land Use Board.

Council Report: Mr. Ross asked what kind of report is required each meeting from him and he will be prepared next meeting

Chairman Peterson noted in the past his report should cover what projects Council is working on. A brief summary just to keep Land Use Board members informed.

Mayor Jiampetti wanted to update the Board on the Renault project and noted it is moving along nicely. In the future they will be making improvements on the Egg Harbor City side. A 50 unit expansion of the hotel along with other improvements will be taking place in the future. Mr. Michel and Mr. McGowan will be meeting with them to discuss these improvements they would like to make.

Mayor Jiampetti discussed the traffic problem over at the Sprag School and is working with the City Attorney and City Council on resolving the issue.

Mayor Jiampetti also wanted to thank all of the Board Members for their service and dedication on the board and wanted everyone to know how much their service is appreciated.

Mayor Jiampetti also Thanked Mr. Manos for coming on Board as the City's Land Use Board Solicitor.

Mayor Jiampetti also introduced our new member to the Land Use Board who she has known for many years, Andrew Dixon. Andrew has participated and helped out in many events over the years in Egg Harbor City. Thank you, Andrew, for your many years of service and welcome to the Egg Harbor City Land Use Board.

Chairman Peterson welcomed our new Land Use Board Solicitor Leo Manos, Esquire.

Public Comments: None

Questions and comments from the Board: None

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

Respectfully Submitted
Donna Heffley, Land Use Board Secretary