

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

November 19, 2019

7:00 P.M.

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on November 19, 2019. Those in attendance were City Council President Robert Ross, Chairman Jack Peterson, The Mayors Representative Marie Johns, Vice Chairman Todd Warker, Egg Harbor City Fire Department Representative John Garth, Regular Members; Michael McKenna, Gladys Torres, Alternate #1 Andrew Dixon, Solicitor Leo Manos Esquire, City Planner Tim Michel, City Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were Mayor Jiampetti, Regular Member Keith Mullineaux, and Regular Member Dennis McKenna.

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 absent, Mr. Ross present, Mr. Garth present, Chairman Peterson present, Vice Chairman Warker present, Dennis McKenna absent, 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 present and Secretary Donna Heffley present.

Approval of Minutes: October 15, 2019

Upon Motion made by Mrs. Torres, seconded by Mr. Warker and carried.

Approval of Resolutions: Resolution #5 of 2019

View, LLC
459 Philadelphia Avenue
Egg Harbor City, NJ 08215
Final Site Plan Approval

Upon motion made by Mr. Warker, seconded by Mrs. Torres

Roll Call: Mrs. Johns yes, Mr. Ross yes, Mr. Peterson yes, Mr. Warker yes, Mr. Garth yes, Michael McKenna yes, Mrs. Torres yes, Mr. Dixon yes.

Mr. Peterson announced the next order of business would be the Preliminary Investigation of an Area in Need of Redevelopment for the Area Known as Renault Tuscany and Surrounding Environs. A Non-Condemnation Redevelopment Area.

Mr. Manos noted that the Mayors Representative will have to step down during this portion of the meeting due to the Mayor recusing herself from this portion of the meeting the first time this matter was heard.

Mr. Michel noted that after City Council adopted the resolution declaring the Area In Need of Redevelopment, the document along with the Land Use Board Resolution and the City Council Resolution was sent to the Commissioner of the Department of Community Affairs. They replied with a letter stating that the Resolution of City Council did not contain a Declaration of the Area in Need of Redevelopment as a Condemnation or the alternative a Non-Condemnation Area. A resolution is needed to state clearly that the area is either a Condemnation Area or Non-Condemnation Area. Mr. Michel will be reviewing this matter again with the Board tonight.

Mr. Michel provided a synopsis dated July 17, 2019 which was distributed to the Board. Mr. Michel summarized the six-page synopsis concerning the delineated areas represented by 195.4 acres of land comprised of 146.88 acres and 225 tax parcels.

Mr. Peterson asked for a motion from the Board to recommend to the Governing body that the Area be Designated as an Area in Need of Redevelopment.

Upon motion made by Mr. Garth, seconded by Mike McKenna

Roll Call: Mr. Peterson yes, Mr. Warker yes, Mr. Garth yes, Mr. Ross yes, Mrs. Torres yes, Michael McKenna yes and Mr. Dixon yes.

Mr. Manos noted that resolution #7 of 2019 has been prepared that was distributed to the Board to confirm this designation so it can be adopted tonight and given to City Council.

Upon motion made by Mr. Garth and seconded by Mike McKenna

Roll Call: Mr. Peterson yes, Mr. Warker yes, Mr. Garth yes, Mr. Ross yes, Mrs. Torres yes, Mr. McKenna yes and Mr. Dixon yes.

Old Business: none

Mayors Comments: none

Public Comments: Informal Review

Carl Slotter
153 San Francisco Avenue
Egg Harbor City, NJ 08215
Handicap Ramp

Mr. Michel reviewed this informal and informed the Board that Mr. Slotter would like to construct a handicap ramp in the front of his home. The ramp is clearly shown within the required set back. It is closer to the street than what is allowed under zoning. Mr. Michel explained it would require variance relief. Mr. Michel suggested that Mr. Slotter come to tonight's meeting to discuss with the Board his proposal informally.

Mr. Slotter had plans to share with the Board showing his house with the proposed ramp. Mr. Slotter told the board they are putting an addition on their home and would like to make a handicap ramp a permanent part of their home instead of a metal portable ramp being installed. Mr. Slotter asked the Board the process he would have to go through to have this permanent ramp approved. Mr. Slotter noted this type of ramp will look more appealing than a metal ramp attached to his home.

Professionals and Board Members discussed this matter.

Chairman Peterson suggested if the Board is in agreement to ask the Zoning Officer to use his discretion to give Mr. Slotter a Zoning permit to proceed.

Upon motion made by Mr. McKenna, seconded by Mrs. Torres and carried.

Council Report: none

Comments from the Public: none

Comments from the Board: Mr. Garth asked for an update on Tackle Direct. Board Members and Professionals discussed this matter.

Discussion took place concerning the proposed WAWA.

Adjournment: Upon motion made by Mr. Warker, seconded by Mrs. Torres and carried the November 19, 2019 Land Use Board Meeting was adjourned.

Respectfully Submitted,
Donna Heffley, Land Use Board Secretary