

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
September 17, 2019
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on September 17, 2019. Those in attendance were Mayor Lisa Jiampetti, City Council President Robert Ross, Vice Chairman Todd Warker, Egg Harbor City Fire Department Representative John Garth, Regular Members; Dennis McKenna, Gladys Torres, Alternate #2 Mr. Wright, Solicitor Leo Manos Esquire, City Planner Tim Michel, City Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were Chairman Jack Peterson, Regular Member Keith Mullineaux, Regular Member Michael McKenna, Alternate #1 Andrew Dixon, and the Mayors Representative Marie Johns.

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

Please note that Mason Wright was present by cell phone.

Approval of Resolutions: 4 – 2019 Strong Holding, LLC
111 New York Avenue
Egg Harbor City, NJ 08215
Final Site Plan Approval

Upon motion made by Mayor Jiampetti, seconded by Mr. Garth

Roll Call: Mayor Jiampetti yes, Mr. Garth yes, Mr. Warker yes, Mrs. Torres yes, Mr. Wright yes.

Approval of Minutes: June 18, 2019

Upon Motion made by Mayor Jiampetti, seconded by Mr. Garth

Roll Call: Mayor Jiampetti yes, Mr. Ross yes, Mr. Warker yes, Mr. Garth yes, Mr. McKenna yes, Mrs. Torres yes and Mr. Wright yes.

Approval of Minutes - Special Meeting August 27, 2019

Upon motion made by Mayor Jiampetti, seconded by Mrs. Torres

Roll Call: Mayor Jiampetti yes, Mr. Ross yes, Mr. Warker yes, Mr. Garth yes, Dennis McKenna yes, Mrs. Torres yes and Mr. Wright yes.

New Business: Tim Michel discussed the Zoning Proposal to eliminate the Gateway Residential Zoning District. Chapter 170-11 with respect to the Zoning Map and Boundaries be and is hereby amended as follows: The area bounded by Atlantic Avenue, New York Avenue, White Horse Pike and Hamburg Avenue; Tax Blocks 51.07 shall be redesignated from Gateway Residential ("G-R") to Highway Commercial ("HC"). Tax Block 1.07, Lots 8-14.03 shall be redesignated from Gateway Residential ("G-R") to Residential-22 ("R'22").

Chapter 170-18 with respect to the Schedule of District Regulations be and is hereby amended as follows: The regulations for the Gateway Residential found in 170-81.2, Note 31, Gateway Residential District ("GR") shall be eliminated.

Chapter 170 of the Code of the City of Egg Harbor is hereby amended to eliminate Chapter 170-81-2, Note 31, Gateway Residential ("GR") District in its entirety. Chapter 170-81.2 shall be marked "Reserved".

A motion was made to make a recommendation to City County to adopt this zoning ordinance.

A motion was made by Mr. Garth, seconded by Mr. McKenna

Roll Call: Mayor Jiampetti yes, Mr. Ross yes, Mr. Warker yes, Mr. Garth yes, Mr. McKenna yes, Mrs. Torres yes.

Informal Review: Angelo Lello – 231 Philadelphia Avenue

Mr. Lello was present to review with the Board his proposal for a Youth Recreational Center for the City at 231 Philadelphia Avenue. Mr. Lello reviewed the layout of the Center and gave a description of what type of programs and activities will be available to youths.

Mr. Michel said this use could be clearly permitted in this zone. Mr. Michel noted more information, architectural plans, details for lighting, trash recycling, parking, handicap access will be needed before approvals can be granted from the Board.

Mr. Ross noted the Reach program is no longer available. Mr. Ross supports the idea for a Rec. Center and would like to see the Board help them to achieve their goals by answering any questions.

Mr. Warker suggested Mr. Lello contact the building department for guidance and the Board will also answer any questions they may have during the process.

Questions and Comments from the Board: none

Old Business: none

Mayor Comments: Mayor Jiampetti discussed a potential developer who is interested in the Tower Site on Hamburg Avenue and Moss Mill Road by the Egg Harbor City Cemetery and Cedar Creek High School. The developer is proposing a residential medical facility to treat those who have suffered from traumatic brain injuries.

The Mayor and board members discussed the area where the St. Nickolas School is located.

Mr. Ross noted the City would like to see more single-family dwellings and preserve and improve the neighborhoods in Egg Harbor City.

Mayor Jiampetti noted that WAWA is still working on their approvals.

Council Report: Mayor Jiampetti and Mr. Ross already updated Board Members as noted above.

Questions and Comments from the Board: none

Public comments: none

Adjournment: Upon motion made by Mrs. Torres, seconded by Mr. McKenna the meeting was adjourned.

Respectfully Submitted
Donna Heffley, Land Use Board Secretary