

**CITY OF EGG HARBOR  
MUNICIPAL LAND USE BOARD  
February 18, 2020  
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on February 18, 2020. Those in attendance were Mayor Jiampetti, Council Representative Robert Ross, Chairman Jack Peterson, Vice Chairman Todd Warker, Egg Harbor City Fire Department Representative John Garth, Regular Members; Keith Mullineaux, Michael McKenna, Alternate #1 Andrew Dixon, Leo Manos, Esquire, Land Use Board Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were Regular Members Dennis McKenna, Gladys Torres, the Mayors Representative Marie Johns and Alternate #2 DaShaun Hare).

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

**Approval of Minutes: January 21, 2020**

Upon motion made by Mr. Warker, seconded by Mayor Jiampetti and carried the January 21, 2020 minutes were approved.

**Approval of Resolution: Resolution #2 of 2020**

Consistency Report on an ordinance to amend the General Ordinances of the City of Egg Harbor, part II General Legislation, Chapter 170 titled Land Use Development, Article X, General Regulations to add section 170-98 titled setback exceptions for handicap/wheelchair ramps on residential properties.

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

**Roll Call:** Mayor Jiampetti yes, Mr. Ross yes, Mr. Peterson yes, Mr. Warker yes, Mr. Garth yes, Mr. McKenna yes, Mr. Mullineaux yes and Mr. Dixon yes.

**New Business: Informal Review – MSC Enterprises, LLC**

Michael Kushner was present from MSC Enterprises, LLC to present their concept for the redevelopment of the St. Nicholas Property. They would like to demolish the existing school and build a total of 11 home sites consisting of 6 single family homes and 5 duplex homes for sale or rent. Board members expressed their concerns with this proposed concept.

Mr. Ross noted Egg Harbor City is 60% rentals and he does not want to see more rentals being built.

Mr. Garth would like to see single family homes in this residential neighborhood.

Mr. Peterson is not interested in any more rental properties coming into our town. The Board was not in favor with this proposed concept presented by Mr. Kushner.

**Informal Review – World Class Flowers – Pembroke Building**

Mr. Peterson announced this matter has been resolved. World Class Flowers will be moving their storage from 901 Duerer Street to the Pembroke building located at 2 Buffalo Avenue. Evidence was found that this property was used and approved as a Warehouse previously.

Mr. McGowan gave an update concerning 200 White Horse Pike which is being sold. The new owner will be reconstructing the site according to the terms of the resolution that was approved 35 years ago using the 1984 Resolution.

**Old Business:** An Industrial Park update was distributed to Board Members.

Mr. Peterson and Mr. McGowan reviewed the Industrial Park update with Members of the board. There are still outstanding items for a one business that must be addressed. A letter will be sent to the Owner to address the outstanding items and to address the trash that is continually overflowing on the site.

Mr. Peterson would like to have a roster of TCO's that need to be addressed sent to Members and Professionals of the Board and have the Zoning Official send letters to open projects.

Mr. Peterson would like Code Enforcement to address the carts being left outside the building at Dollar General. The carts must be moved inside the building.

Mr. Peterson discussed Luby's Bar and the condition of the site.

Mr. Manos swore in Gladys Torres for a 4-year term as a regular member 1/2020 – 12/31/23 class 4.

**Council Report –**

Major Jiampetti announced that George Frick has been named the Realtor for Egg Harbor City. Board Members discussed livestock in residential areas.

**Public Comments:** none

**Questions or Comments from the Board:**

Mr. Warker expressed his concerns about the proposed bike path that Leeds from Duerer Street to the Egg Harbor City Lake and suggested that the speed limit be reduced to 35 or 40 miles per hour. Board Members agreed this was a good idea.

**Adjournment:**

Motion was made by Mr. Mullineaux, seconded by Mr. Warker and carried the February 18, 2020 Land Use Board Meeting was adjourned.

**Respectfully Submitted,  
Donna Heffley, Land Use Board Secretary**