

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

**May 19, 2020
Remote Meeting
7:00 P.M.**

A remote access meeting of the Egg Harbor City Municipal Land Use Board was held on May 19, 2020. Those in attendance were Mayor Jiampetti, Council Representative Robert Ross, Chairman Jack Peterson, Vice Chairman Todd Warker, Regular Members; Keith Mullineaux, Dennis McKenna, Michael McKenna, Fire Department Representative John Garth, Alternate #2 DaShaun Hare, Leo Manos Esquire, Land Use Board Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were Alternate #1 Andrew Dixon, Regular Member Gladys Torres, and the Mayors Representative Marie Johns).

Chairman Peterson opened the meeting with the flag salute.

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.

Chairman Peterson directed the Secretary to enter this public announcement into the minutes.

Roll Call: Mayor Jiampetti present, Mr. Ross present, Chairman Peterson present, Vice Chairman Warker present, Mr. Garth present, Mr. Mullineaux present, Michael McKenna present, Dennis McKenna present, Mrs. Torres absent, Mrs. Johns absent, Mr. Dixon absent, Mr. Hare present, Mr. McGowan present, Mr. Manos present and Secretary Donna Heffley present.

Approval of Minutes: April 21, 2020

Upon motion made by Mr. Michael McKenna, seconded by Mr. Mullineaux and carried.

Approval of Resolution: #5-2020

**A & M Linen LLC
1602-1648 White Horse Pike
Egg Harbor City, NJ 08215
Block 52.07, Lots 1 & 2
Use Variance and Site Plan Waiver**

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

Roll Call: Mayor Jiampetti abstain, Mr. Ross abstain, Mr. Peterson yes, Mr. Warker yes, Mr. Dennis McKenna yes, Michael McKenna yes, Mr. Mullineaux yes, Mr. Hare yes, Mr. Garth abstain.

New Business: A. Informal Review – Cedar Creek High School Courtesy Presentation on Exterior Renovations – no one was present.

Mr. McGowan noted that they may have pushed the curtesy presentation off for now.

Mr. Peterson moved to the Emmanuel Congregational Church Application

New Business B. #20-02 LUB

Emmanuel Congregational Church

101 Liverpool Avenue, Egg Harbor City, NJ 08215

Block 203, Lot 11.02

Request for an interpretation (or in the alternative a “d” use variance), site plan waiver and “c” variances.

Mr. Manos noted the applicant asked for an interpretation as whether a D2 variance is required. When a D variance is involved the Mayor and Council Representative would have to step down. However, Mr. Manos and Mr. McGowan noted that after they reviewed the application, they determined a D Variance is not required and do not see an issue with the Mayor and Mr. Ross sitting for this application. The interpretation is clear cut because churches are permitted in a highway commercial zone.

Thomas Darcy Attorney, Licensed Surveyor and Professional Planner was present with two witnesses; Church Representative Jeremy Saul, Chairman of Deacon Board Emmanuel Church and Licensed Architect of New Jersey Benjamin Risley who did the design work for this project. All were sworn in by Mr. Manos.

Mr. Risley gave a brief review of his credentials. All were qualified to give testimony.

Mr. Darcy agreed with Mr. Manos and Mr. McGowan and would like to withdrawal the Interpretation request. Mr. Darcy gave an overview of the application. The Applicant is asking for a C variance for the setbacks for the proposed exterior staircase and the chair lift. Also, the applicant is seeking approval to convert the first floor of the parsonage from existing residential use to administrative offices solely for church uses, as well as a waiver of site plan for waiver of all site plan requirements for the proposed improvements which do not impose significant changes to the site.

Mr. Darcy gave a brief description of the property which is located at 413 White Horse Pike, Egg Harbor City, NJ 08215 currently know as the Emmanuel Congregational Church currently used as a place of worship. There are three structures on this site which are the main Church structure, an existing parsonage and a one-story accessory garage. There are no proposed changes to the main church or to the accessory garage only to the existing parsonage. There are three components to this application 1. Convert the first floor of the parsonage from the existing residential use to an administrative office for the Minister and church members. 2. The construction of an exterior staircase to gain access to second floor residential portion of the parsonage that will remain. 3. A proposed chair lift handicap access. Also, a site plan waiver request for the proposed improvements and two variances (C Variances) are needed for the exterior staircase and the proposed chair lift.

Mr. Manos noted to the Board that the Mayor had stepped down from this application in the beginning of this presentation due to being a member of the Church

Mr. Risley explained to the Board who will be occupying the residential portion of this property. This is not a commercial rental but will be used for the Church staff or if potentially a missionary who has come home short term. This is for the Church minister or church staff only. The conference area and offices on the first floor are for Church use.

There will be a barrier that will separate the residential area from the Church offices and conference area.

Mr. Risley continued to described the changes to the interior floor plan that will be made to the existing structure.

Mr. Saul addressed the Engineers comments pertaining to the existing fence along 4th Terrace. Mr. Saul confirmed that the existing fence will remain as is.

Mr. McGowan reviewed his report dated May 11, 2020. The Conversion of the first-floor space from parsonage space to church administrative space is a conversion of that space from one permitted use to another permitted use and is permitted in the zone.

Mr. McGowan noted his comments have been addressed by the applicant and he is satisfied.

Questions from the Board: none

Questions from the public: none

Mr. Manos and Mr. Gowan discussed supplementary regulations.

Mr. Manos asked for a motion for a site plan wavier and the following C variance concerning the setbacks for the proposed stairs and chairlift and the De minimis increase coverage from the distance of the building to the street lines.

The conditions are all covered in Mr. McGowan's Report dated May 11, 2020.

Upon motion made by Mr. Garth, seconded by Vice Chairman Warker

Roll call: Chairman Peterson yes, Vice Chairman Warker yes, Mr. Garth yes, Dennis McKenna yes, Michael McKenna yes, Mr. Mullineaux yes, Mr. Hare Yes.

Comments from the Board Members:

The Mayor thanked all the volunteers that helped with the City Cleanup Day where 128 bags of trash was collected and 63 bags of recyclables.

The City had the social distance flower planting on Philadelphia Avenue which was funded by the NPP Grant.

The Memorial Day Parade is cancelled unless there are any more changes from the Governor's office. The America Legion will do a brief Taps service and any organization is welcome to place a wreath at the Veterans Memorial.

The lake will open with at a reduced capacity of a 125-person limit and certain restrictions will apply.

Adjournment: Upon motion made by Mayor Jiampetti, seconded by Dennis McKenna and carried the May 19, 2020 Land Use Board Meeting was adjourned.

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