

**CITY OF EGG HARBOR  
MUNICIPAL LAND USE BOARD  
December 15, 2020  
Remote Meeting  
7:00 P.M.**

A remote access meeting of the Egg Harbor City Municipal Land Use Board was held on December 15, 2020. Those in attendance were Mayor Jiampetti, The Mayor's Representative Marie Johns, Council Representative Robert Ross, Chairman Jack Peterson, Egg Harbor City Fire Department Representative John Garth, Regular Members; Dennis McKenna, Michael McKenna, Keith Mullineaux, Leo Manos Esquire, Land Use Board Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were Vice Chairman Todd Warker, Regular Member Gladys Torres, Alternate #1 Andrew Dixon, and Alternate #2 Shaun Hare)

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

Council Representative Robert Ross arrived at the meeting.

**Approval of Minutes: November 17, 2020**

Upon motion made by Michael McKenna, seconded by Dennis McKenna and carried the November 17, 2020 minutes were approved.

**Approval of Resolution: Resolution #8 of 2020**

John Donohoe - #2020-03 LUB  
209-215 New York Avenue  
Egg Harbor City, NJ 08215  
Block 2.07, Lot 27  
Variance  
Site Plan Wavier

Upon motion made by Michael McKenna, seconded by Keith Mullineaux

**Roll Call:** Mayor Jampetti no, Mr. Ross yes, Mr. Peterson yes, Mr. Garth no, Dennis McKenna yes, Michael McKenna yes, Mr. Mullineaux yes, Mrs. Johns abstain.

**New Business:** Mr. McGowan provided a letter and a model ordinance which Board members received before tonight's meeting for review.

Mr. McGowan reviewed the model ordinance provided by NJDCA as a model ordinance for the regulation of Group Home type facilities that has been reviewed by NJDCA and is viewed by the State as an acceptable way to regulate these facilities.

Board Members expressed their concerns on this matter and asked for clarification on different types of model homes and how they are regulated.

Oxford homes would be considered a rental property and would be required to obtain a yearly housing permit and an annual inspection.

Board Members and Professionals discussed the nuisance ordinance that the City does have in place. If there is a home within the City that is problematic it must be reported and documented each time so the problem may be addressed.

Mayor Jampetti expressed her concerns on the location of these home's close to schools. Mr. McGowan discussed the Drug Free Zone in the City.

The City's goal is to ensure justifiable solutions to provide for the ability to construct these facilities in appropriate locations.

**Questions and comments from the Board** – none

Motion for the Land Use Board to Recommend to City Council to authorize their Solicitor to begin and draft an ordinance modeled after the Woodbury ordinance.

Mr. McGowan noted this will save time in the long run if the City starts the process now.

Motion made by Mr. Mullineaux, seconded by Mr. Dennis McKenna and carried.

**Old Business:** Mr. Peterson appointed a subcommittee to discuss Professional positions for 2021 after this meeting. Mr. Mullineaux, Dennis McKenna and Mr. Peterson will review the RFP's and will make a recommendation for Professionals at the Reorganization meeting in January 2021.

**Questions from the public:** none

**Questions and comments from the Board** – Mr. McGowan asked if he could share his screen with the Board to show the proposed revisions to the stormwater management system for the

WAWA site. Mr. McGowan reviewed the proposed stormwater management system revision with Board members. The Board could not and did not take any formal action but they concurred that it could be approved administratively, Mr. McGowan will draft a letter providing Administrative approval once the revised basin grading plans are provided.

Mr. Garth had questions pertaining to when WAWA came before the Board and they suggested that the public parking on Philadelphia Avenue across from the WAWA site be removed. Mr. Garth noted that the existing Teamster Building would be losing parking that they already had. He recommended increasing the width of the sidewalk along Atlantic Avenue and increasing the lighting as well and wanted to know if this was addressed in their final plan.

Mr. McGowan will check on the width of sidewalk but believes it will be increased to 5 ft. width.

Mr. McGowan noted the last he heard DOT was not requiring that the parking be eliminated on the opposite side of the WAWA site and will remain as it is. Only the parking on the WAWA side will be eliminated.

Mr. McGowan did not recall if the extra lighting was addressed. Mr. McGowan brought up the lighting plan and discussed this with the board. He will reach out to WAWA to discuss additional lighting on the corner so there is sufficient lighting along that stretch.

Board members continued to discuss this matter.

**Comments from the Board:** none

Mayor Jiampetti thanked everyone who served on the Board this year and have agreed to serve on the Board in 2021.

Mayor Jiampetti announced this would-be Councilman Ross's last meeting and he will not be running again for City Council. He will be missed. Mr. Ross stated he enjoyed serving on the Land Use Board.

Mr. Peterson wished everyone a safe and happy holiday and asked his subcommittee to remain after the meeting

Motion to adjourn the meeting was made by Mayor Jiampetti seconded by Dennis McKenna and carried.

Respectfully Submitted  
Donna Heffley, Land Use Board Secretary