

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

November 17, 2020

Remote Meeting

7:00 P.M.

A remote access meeting of the Egg Harbor City Municipal Land Use Board was held on November 20, 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; Dennis McKenna, Michael McKenna, Keith Mullineaux, Alternate #1 Andrew Dixon, Leo Manos Esquire, Land Use Board Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were 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, Mr. Warker absent, Mr. Garth present, Mr. Mullineaux present, Michael McKenna present, Dennis McKenna present, Mrs. Torres absent, Mrs. Johns absent, Mr. Dixon present, Mr. Hare absent, Mr. McGowan present, Mr. Manos present and Secretary Donna Heffley present.

Vice Chairman Warker arrived at the meeting.

Approval of Minutes: October 20, 2020

Upon motion made by Mr. Warker, seconded by Dennis McKenna and carried the October 20, 2020 minutes were approved.

Approval of Resolution: Resolution #7-2020
Highway Petroleum, Inc.
Block 715, Lots 26 & 28
1451 White Horse Pike
Egg Harbor City, NJ 08215
Resolution No. 1-2019
Request for Extension

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

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

New Business: none

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

Mr. Manos gave a brief summary of this continued application that was first presented at the October 20, 2020 Land Use Board Meeting. Mr. Manos noted if any members were not present at the October meeting, they would not be able to vote.

The Applicant is seeking relief from the minimum lot width standard. The minimum lot width in this zone is 150 feet and the lot width is 80 feet and currently a wooded lot and a site plan wavier to develop a single-family dwelling.

Mr. Manos reviewed why the application was continued which was due to the notices being sent out a second time and neighbors within 200 feet may not have received the notices in time to review or challenge the application.

Mr. Peterson asked for any questions from the Public or comments - none

Mr. Peterson asked for questions or comments from the Board -
Mayor Jiampetti asked the Applicant if they had any additional drawings to provide to the board for the proposed single-family dwelling

Mr. Warker asked the Applicant if this would be a single-family dwelling and that it would never be a duplex. Mr. Warker also asked if they had a potential buyer at this time.
The applicant responded it will be a single-family dwelling and at this time they are not sure if they have a potential buyer.

The Applicant did not have additional architectural drawings because they wanted to make sure they could get approval from this board first to build a single-family dwelling.

Board Members and Professionals discussed the information that was submitted.

Mr. Peterson asked for any further questions from the Applicant - none

The Motion will be for a C- variance for the lot width proposing 80 feet for the width where 150 feet is required in this zone and also a site plan wavier for a single-family dwelling. The conditions are set forth in Ryan's McGowan's report dated October 15, 2020 and representation that the applicant made during the course of the hearing will also be conditions of approval.

Upon motion made by Dennis McKenna, seconded by Keith Mullineaux

Roll Call: Mayor Jiampetti no, Chairman Peterson yes, Mr. Garth no, Mr. Mullineaux yes, Dennis McKenna yes, Mr. Warker yes, Mr. Dixon yes, Michael McKenna abstain, Mr. Ross Abstain.

The Board and Mr. McGowan discussed the process of the master plan review. Mr. McGowan gave a brief update on where they are and what topics still need to be looked at and discussed.

Group homes were discussed between Professionals and Board Members.

Mr. Peterson asked Mr. McGowan to keep the board up to date on the progress of the master plan.

Public Comments: none

Questions and Comments from the Board - none

Adjournment: Upon motion made by Mr. Ross, seconded by mayor Jiampetti the meeting was adjourned.

Respectfully submitted
Donna Heffley
Land Use Board Secretary