

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
January 19, 2021
Re-Organization
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on January 19, 2021. Those in attendance were Mayor Jampetti, Council Representative Karl Timbers, Chairman Jack Peterson, Vice Chairman Todd Warker, the Mayor's Representative, Marie Johns, Egg Harbor City Fire Department Representative John Garth, Regular Members; Dennis McKenna, Keith Mullineaux, Michael McKenna, Alternate #1 Andrew Dixon, Alternate #2 Shaun Hare, Leo Manos, Esquire, City Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present was Regular Member Gladys Torres).

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.

Pledge of Allegiance

Roll Call: Mayor Jampetti present, Karl Timbers present, Mr. Peterson present, Mr. Warker present, Mr. Garth present, Mr. Mullineaux present, Dennis McKenna present, Michael McKenna present, Mrs. Torres absent, Mrs. Johns absent, Mr. Dixon present, Mr. Hare present, Mr. McGowan present, Mr. Manos present and Secretary Donna Heffley present.

Re-Organization:

Oaths of Office: Leo Manos, Esquire swore in the following Members below:

Mayor Class 1: Term – Term of Office

Mayor Lisa Jampetti

Marie Johns – Mayor's Representative

Municipal Official Class II: Mayor Appointment; 1-year term

John Garth – Egg Harbor City Fire Department Representative

Member of Governing Body Class III: Council Appointment; 1 year

Karl Timbers – City Council Representative

Regular Member – Dennis McKenna Term 01/2021 – 12/31/2024, 4-year term

Regular Member - Michael McKenna Term 01/2021 – 12/31/2023, 3-year term

Regular Member – Jack Peterson Term 01/2021 – 12/31/2023, 3-year term

Alternate #1 – Andrew Dixon Term 01/2021 – 12/31/22, 2-year term

Chairman Peterson thanked Mayor Jiampetti, Professionals and Members for their participation on this Board which is a great service to Egg Harbor City.

Experts:

Legal Counsel: Land Use Board Appointment

Chairman Peterson asked for recommended Appointments for Legal Counsel.

Motion was made by Mr. Mullineaux nominating Leo Manos, Esquire as Solicitor for the Land Use Board, seconded by Dennis McKenna and carried.

Leo Manos, Esquire was appointed as Solicitor of the Egg Harbor City Land Use Board.

Land Use Board Planner/Engineer

Motion was made by Mr. Mullineaux nominating Ryan McGowan with Remington and Vernick Engineers, seconded by Mayor Jiampetti and carried.

Ryan McGowan was appointed as Land Use Board Planner/Engineer.

Oaths of Office for new terms:

Regular Member – Dennis McKenna Term 01/2021 – 12/31/2024, 4-year term

Regular Member - Michael McKenna Term 01/2021 – 12/31/2023, 3-year term

Regular Member – Jack Peterson Term 01/2021 – 12/31/2023, 3-year term

Alternate #1 – Andrew Dixon Term 01/2021 – 12/31/22, 2-year term

Election of Board Officers:

The following appointments for the positions of Chairman, Vice-Chairman and Secretary were made for the Calendar Year 2021.

A. **Chairman**

Mr. Warker nominated Jack Peterson for Chairman of the Egg Harbor City Land Use Board, Mr. Mullineaux seconded the nomination and carried.

Jack Peterson was elected Chairman of the Egg Harbor City Land Use Board

B. **Vice Chairman**

Chairman Peterson nominated Todd Warker for Vice Chairman of the Egg Harbor City Land Use Board; Mr. Dennis McKenna seconded the nomination and carried.

Todd Warker was elected Vice Chairman of the Egg Harbor City Land Use Board

C. **Secretary**

Mr. Peterson nominated Donna Heffley for Secretary of the Egg Harbor City Land Use Board, Mr. Mullineaux seconded the nomination and carried.

Donna Heffley was elected Secretary of the Egg Harbor City Land Use Board.

Meeting Dates - 2021

January 19, 2021

February 16, 2021

March 16, 2021
 April 20, 2021
 May 18, 2021
 June 15, 2021
 July 20, 2021
 August 17, 2021
 September 21, 2021
 October 19, 2021
 November 16, 2021
 December 21, 2021

The aforementioned meetings shall take place on the above dates, namely the 3rd Tuesday of each month at Egg Harbor City Hall, 500 London Avenue, Egg Harbor City, New Jersey 08215

Upon motion made by Mr. Warker, seconded by Mr. Dennis McKenna and carried the above meeting dates were approved.

News Paper Ads:

The Press of Atlantic City, The Egg Harbor News, the Atlantic Current and the Hammonton Gazette were designated recipients of meeting notices for 2021.

Upon motion made by Mr. Dennis McKenna, seconded by Mr. Mullineaux and carried the above News Papers were approved.

Approval of Minutes: December 15, 2020

Upon motion made by Mr. Mullineaux, seconded by Mayor Jiampetti and carried the December 15, 2020 Land Use Board minutes were approved.

Resolutions: none

New Business: none

Old Business: none

Council Report: Chairman Peterson introduced our new Council Representative Karl Timbers who will give the Council Report at the monthly Land Use Board meetings to keep Land Use Board Members informed of matters of interest in Egg Harbor City and Mayor Jiampetti will follow with her report.

Mayor Jiampetti and Ryan McGowan gave Board Members updates concerning the Tower site, NJ American water, a proposed Concept plan for the Cedar Creek Home area and updates on Tackle Direct. Mayor Jiampetti also noted that the WAWA project is moving along nicely.

Mayor Jiampetti asked Mr. McGowan to share the proposed concept plan on his screen to show members the potential areas for development approximately 250 single family dwellings.

Marie Johns joined the meeting by phone.

Mr. Peterson, Mayor Jiampetti and Mr. McGowan discussed tax exempt properties that may be developed in the future by a Redeveloper. Discussion continued on the land fill area.

Once a concept plan and ideas are received of what the proposed Re-Developer would like to do it will be presented to the Board for review.

Mrs. Johns inquired when the new WAWA will open.

Mr. McGowan responded possibly late summer early fall.

Mayor Jiampetti thanked all the Members and Professionals for their service on the Land Use Board and appreciates everyone for their dedication to Egg Harbor City. Mayor Jiampetti is looking forward to a good year and a bright future for Egg Harbor City.

Chairman Peterson Thanked Mayor Jiampetti, Professionals and Members of the Land Use Board for their service and stated it is an honor to serve on the Egg Harbor City Land Use Board.

Public Comments: none

Adjournment: Upon motion made by Mr. McKenna, seconded by Mr. Mullineaux and carried the January 19, 2021 Re-Organization meeting was adjourned.

Respectfully Submitted

Donna Heffley, Land Use Board Secretary