

**CITY OF EGG HARBOR  
MUNICIPAL LAND USE BOARD  
September 21, 2021  
Live Meeting  
7:00 P.M.**

A Live meeting of the Egg Harbor City Municipal Land Use Board was held on September 21, 2021. Those in attendance were Council Representative Karl Timbers, Chairman Jack Peterson, Vice Chairman Todd Warker, Regular Members; Dennis McKenna, Michael McKenna, Keith Mullineaux, Gladys Torres, and Alternate #1 Andrew Dixon, Leo Manos Esquire, Land Use Board Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were Mayor Jiampetti, the Mayors Representative Marie Johns, Egg Harbor City Fire Department Representative John Garth, and Alternate #2 Dashawn 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 absent, Mr. Timbers present, Chairman Peterson present, Vice Chairman Warker absent Mr. Garth absent, Mr. Mullineaux present, Michael McKenna present, Dennis McKenna present, Mrs. Torres present, Mrs. Johns absent Mr. Dixon present, Mr. Hare absent, Mr. McGowan present, Mr. Manos present and Secretary Donna Heffley present.

**Approval of Minutes: August 17, 2021**

Upon motion made by Mrs. Torres, seconded by Mr. Dennis McKenna and carried the August 17, 2021 Minutes were approved.

**Approval of Resolutions:** Resolution: 2-2021  
Randy Portnoy  
201 New York Avenue  
Egg Harbor City, NJ 08215  
Block 2.07, Lot 29.01  
Minor Site Plan  
Variance Relief (Hardship)

Upon motion made by Michael McKenna, seconded by Dennis McKenna and carried Resolution 2-2021 was approved.

Vice Chairman Warker arrived at the meeting.

**Approval of Resolution:** Resolution: 3-2021

Resolution Authorizing the City Planner of the City of Egg Harbor to Prepare a Redevelopment Study for a Portion of Block 954, Lot 1. (Lake Park)

Upon motion made by Mrs. Torres, seconded by Michael McKenna and carried.

**New Business:** #2021-01 LUB

Egg Harbor City Partners, LLC  
600 White Horse Pike Rehabilitation Area  
Egg Harbor City, NJ 08215  
Block 319, Lot 5  
Minor Subdivision Approval

Stephen Nehmad, Esquire with Nehmad Davis & Goldstein, was present representing the Applicant Egg Harbor City Partners. James Angeloni member of Egg Harbor City Partners, LLC was present as well as Paul Mutch, Civil Engineer with Stone Field Engineering Company. Mr. Mutch, PE, was sworn in by Leo Manos, Esquire.

This application filed with the Egg Harbor City Planning Board is for minor subdivision approval and “C” variance relief for minimum lot width (proposed Lot 5.01) and any and all other variances or waivers the Board may require and to subdivide the existing Lot 5 into two (2) new lots.

Mr. Mutch described Exhibit A-1, showing where the WAWA will be located at the northern side of the site and the pad site located on the northwest corner of the site intersection of Atlantic and Philadelphia Avenue.

Exhibit A-3 showed the exact site plan that was approved as part of the Wawa application by the Land Use Board in December of 2019.

The lot on the South west side is the site in question.

Exhibit A-2 showed the Subdivision.

Mr. Nehmad and Mr. Mutch discussed the lot sizes required and the proposed sizes with the Wawa subdivision.

Mr. McGowan reviewed his report dated September 16, 2021.

Attached here to made part of is Ryan McGowan’s report dated September 16, 2021.

**Questions and Comments from the Board:** none

**Public Comments:** none

Mr. Manos asked for a motion to grant minor subdivision approval and two C variances for substandard lot width.

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

**Roll Call:** Mr. Timbers yes, Mr. Peterson yes, Mr. Warker yes, Mr. Dennis McKenna yes, Mr. Michael McKenna yes, Mr. Mullineaux yes, Mrs. Torres yes, Mr. Dixon yes.

**Old Business:** none

**Public Comments:** none

**Other Comments:** Mr. Mullineaux expressed his concerns about Conditions of approvals and follow up by Code Enforcement to insure Conditions are met by Applicants. Board members continued to discuss this topic and ways to insure Conditions of Approvals will be met by new owners as well.

**Adjournment:** Upon motion made by Mrs. Torres, seconded by Mr. Mullineaux and carried the meeting was adjourned.

Respectfully Submitted,  
Donna Heffley  
Land Use Board Secretary