

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
May 17, 2022
7:00 P.M.**

The regular meeting of the Egg Harbor City Municipal Land Use Board was held on May 17, 2022. Those in attendance were Mayor Jiampetti, Council Representative Karl Timbers, Chairman Jack Peterson, Vice Chairman Todd Warker, Egg Harbor City Fire Department Representative John Garth, Regular Members; Dennis McKenna and Alternate #2 Shaun Hare. (Not present were Regular Members Keith Mullineaux, Michael McKenna, Gladys Torres and the Mayors Representative, Marie Johns).

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

Approval of Resolution: 02 – 2022

Shore Real Estate 1, LLC
1225 White Horse Pike
Egg Harbor City, NJ 08215
Block 619, Lot 11.02
Preliminary and Final Site Plan

Upon motion made by Mr. Garth, seconded by Mr. McKenna and carried.

Approval of Minutes: April 19, 2022

Upon motion made by Mr. Garth, seconded by Vice Chairman Warker and carried the April 19, 2022 Land Use Board minutes were approved.

New Business: Informal: Ebony Maisonet

E Quality Cannabis
200 White Horse Pike

Ebony Maisonet, CEO of E-Quality Cannabis was present and provided Members and Professionals with a copy of her proposed business plan for multiple microbusinesses related to the cannabis industry. Mr. McGowan addressed Ms. Maisonet and Board members on the process that would be required for an

application before the Land Use Board. Mr. McGowan described the site that Ms. Maisonet is interested in.

Mr. Peterson explained this is an informal and no formal action can be taken by the Board tonight. Ms. Maisonet came before the board to get feedback for a possible Land Use Board application in the near future and to insure the idea would be well received.

Ms. Maisonet briefly discussed having a consumption area on the property.
Ms. Maisonet defined this area that would be located outside the building and would resemble a bar.

Mr. Timbers expressed his concerns on the microbusinesses.

Mr. Garth expressed his concerns and noted he is not in favor of onsite consumption areas.
Mr. Warker was not in favor of onsite consumption areas as well.

Mr. McGowan reviewed how many licenses the City will allow.

Chairman Peterson gave a brief history of the site.

Comments from the Board: none

Mr. McGowan addressed the Board and explained multiple use variances Ms. Maisonet would be requesting along with applying for a site plan waiver (including plans of the site) to help the board evaluate her request. Then the applicant would apply to the board for a site plan.

Old Business: none

Council Report: none

Public Comments: Ben Risley was present and expressed his concerns on the micro businesses and inquired how the licenses would work for the prosed site.

Ms. Maisonet gave a brief description of the proposed layout of the building that would be occupied by four tenants.

Chairman Peterson noted there is no guarantee that this application will pass but will look forward to the application coming before the board.

Ms. Maisonet will be required to submit 10 to 15 days from tonight's meeting, will need an attorney and must satisfy all application requirements.

Questions and comments: none

Adjournment: Upon motion made by Mr. Timbers, seconded by Mr. Garth and carried the May 17, 2022 meeting was adjourned.

Respectfully Submitted
Donna Heffley, Land Use Board Secretary