

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
June 21, 2022
7:00 P.M.**

The regular meeting of the Egg Harbor City Municipal Land Use Board was held on June 21, 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, Michael McKenna, Keith Mullineaux and Joseph Kuehner. (Not present were Regular Member Gladys Torres, Alternate #2 Shawn Hare 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 absent, 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. Hare absent, Mr. McGowan present, Mr. Manos present and Secretary Donna Heffley present.

Approval of Resolution: none

Approval of Minutes: May 17, 2022

Upon motion made by Mr. Warker, seconded by Dennis McKenna and carried the May 17, 2022 Land Use Board minutes were approved.

New Business: Oath of Office

Joseph Kuehner was sworn in by Leo Manos, Esq. as Alternate #1 and will serve the remainder of the 2-year term for Andrew Dixon which will expire 12/31/22.

Mayor Jiampetti arrived at the meeting.

Informal Review

Hector Tavaréz, Executive Director
Police Activities League (PAL)
PAL Recreation Center

Captain Hector Tavaréz (retired EHTPD) Executive Director was present to discuss a proposed project for the placement of a 12,000 square foot building on Chicago Avenue at its intersection with Diesterweg Street in Egg Harbor City to serve as a community center. The Police Activities League (PAL) has been around for over 33years and has been very successful.

Chairman Peterson noted this is just an informal discussion for Members to ask questions concerning this project.

Mr. Garth inquired what the building will consist of.

Mr. Tavaréz noted the PAL organization will hold meetings to discuss what type of building the kids and the City would like to see. Mr. Tavaréz described the basics of the building which will consist of a mezzanine, bathrooms and a conference room.

Mr. Tavaréz invited Board Members and those present to visit their recently completed building on Ridge Avenue in Egg Harbor Township to get an idea of the quality of work and the finished project.

Nanette Galloway was present and inquired if Mr. Tavaréz will have to provide a full site plan to the Land Use Board.

A full site plan will be required by the Applicant to come before the Land Use Board.

Mrs. Galloway would like to see a stone facade in the front of the building since it will be located in a residential area.

Mr. Tavaréz noted these are pole barns and are metal, a stone front will not be feasible. Brick will raise the price of the building so it will most likely not happen.

Mayor Jiampetti inquired how the building will be positioned on the property on Chicago Avenue. Mayor Jiampetti also remarked how beautiful the new building is in Egg Harbor Township.

Lynnie Couch was present who resides at 630 Chicago Avenue across the street from where this proposed building will be located. Mrs. Couch described her neighborhood and how she has no problems with the Football field and activities that take place in this area.

Mrs. Couch voiced her displeasure with the location, the design of the proposed community center and that fees will be required for children to participate in the activities that this Community Center offers, it will not be free.

Mr. Garth noted the days of free is gone. All sport activities costs money. The Crusader Organization struggles to have football, there are fees that are involved to keep activities running and additional costs to maintain the fields. Parents will pay money for their kids to take part in sports. Mr. Garth believes bringing this community center into the town will be great for the kids. The kids need something to be part of and something good to get involved in.

Mr. Tavaréz discussed summer camps with outside activities such as go carts, water slides, etc. that will be available for kids at their newly completed Community Center in Egg Harbor Township.

Mrs. Couch inquired who will maintain the grounds at this facility.

Mr. Tavaréz said Pal will maintain the landscaped grounds.

Mr. Tavaréz noted there is a process that must be followed and approvals that must be obtained before the planning of the facility can even begin.

Mr. Warker asked how a child would sign up for PAL.

Mr. Tavaréz noted schools actually promote their programs and will provide a way for kids to sign up online and register.

Mr. Tavaréz again invited everyone to visit the facility in Egg Harbor Township and see firsthand some of the projects that the kids are working on in the stem programs.

Mr. Peterson suggested holding a meeting to see if residents would like to have a Community Center in Egg Harbor City.

Mayor Jampetti discussed this project and has been told many times by Parents that there is nothing for the kids in Egg Harbor City to do. Mayor Jampetti believes that a Community Center will provide many opportunities for children and contacted Mr. Tavaréz with the PAL Organization. All PAL buildings are quality work, done very efficiently and with no cost to the City.

Mrs. Galloway noted she does not have a problem with people having to pay for activities for kids and that these programs are very good. She is just concerned what the building will look like in the middle of town. However, if Mr. Tavaréz can provide a facility for the kids then she is in favor of it.

Mrs. Couch asked if any studies have been done on how property values will be affected if PAL builds the Community Center on Chicago Avenue.

Mr. McGowan noted she may want to reach out to the Tax Assessor for that information.

Old Business: none

Questions and Comments from Board Members: none

Public Comments: Mrs. Galloway expressed her concerns on City street trees and the importance to protect public trees. Mrs. Galloway would like the City to have an ordinance in place to protect City trees in the master plan.

Adjournment: Upon Motion made by Chairman Peterson, seconded by Keith Mullineaux the meeting was adjourned.

Respectfully Submitted,
Donna Heffley, Land Use Board Secretary