

**CITY OF EGG HARBOR  
MUNICIPAL LAND USE BOARD  
July 19, 2022  
7:00 P.M.**

The regular meeting of the Egg Harbor City Municipal Land Use Board was held on July 19, 2022. Those in attendance were Council Representative Karl Timbers, Chairman Jack Peterson, Vice Chairman Todd Warker, Egg Harbor City Fire Department Representative John Garth, The Mayors Representative Marie Johns, Regular Members; Michael McKenna, Keith Mullineaux and Gladys Torres (Not present were Alternate #1 Joseph Kuehner and Alternate #2 Shawn Hare.

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 absent, Michael McKenna present, Mrs. Torres present, Mrs. Johns present, Mr. Hare absent, Mr. Kuehner absent, Mr. McGowan present, Mr. Manos present and Secretary Donna Heffley present.

**Approval of Resolution:** none

**Approval of Minutes:** June 21, 2022

Upon motion made by Mr. Warker, seconded by Michael McKenna and carried the June 21, 2022 Land Use Board minutes were approved.

**New Business:** #2022-02 LUB

Informal Review  
Estate of John E. Leek and Beatrice Y. Leek  
4900 Hamburg Avenue (Tax Record)

Tom Darcy Attorney and Planning Consultant was present representing John Leek who is the executor of the Estate of Beatrice and John Leek. John Leek III and John Leek IV were present.

Ryan McGowan, gave a brief overview for this informal hearing regarding a right of way vacation request being made to the City. The request was submitted to the City for review and consideration and City Council decided, at a regular Council meeting to request a review and recommendation from the City's Land Use Board.

The Applicant is requesting that the City vacate the following existing City Rights-of-Way:  
Zscocke Street from New York Avenue to Hamburg Avenue  
Harlem Avenue from Zelter Street to Zscocke Street  
Hamburg Avenue from Ypsilanti Street to the Mullica River

Mr. Darcy reviewed the informal application.

**Questions and Comments from the Board:** Mrs. Torres and Mr. Timbers had comments concerning this matter.

Following the informal review, the Egg Harbor City Land Use Board was in favor for City Council to vacate the requested streets.

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

**Roll call:** Mr. Timbers yes, Mr. Peterson yes, Mr. Warker yes, Mr. Garth yes, Mrs. Johns yes, Mr. Mullineaux yes, Mr. Michael McKenna yes, Mrs. Torres yes.

**Old Business:** none

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

**Public Comments:** none

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

Respectfully Submitted,  
Donna Heffley, Land Use Board Secretary