

**CITY OF EGG HARBOR  
MUNICIPAL LAND USE BOARD  
March 21, 2023  
7:00 P.M.**

The Regular meeting of the Egg Harbor City Municipal Land Use Board was held on March 23, 2023. Those in attendance were Mayor Lisa Jiampetti, Council Representative Karl Timbers, Chairman Jack Peterson, Vice Chairman Todd Warker, Municipal Official John Garth, Regular Members; Michael McKenna, Gladys Torres, Alternate #1 Joseph Kuehner Jr., Leo Manos, Esquire, Land Use Board Engineer/Planner Ryan McGowan, and Secretary Donna Heffley. (Not present were the Mayors Representative Marie Johns, Regular Members; Dennis McKenna, Keith Mullineaux and Alternate #2 Shaun Hare).

**Pledge of Allegiance**

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 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.

**Roll Call:** Mayor Jiampetti present, Mr. Timbers present, Mr. Peterson present, Mr. Warker present, Mr. Garth present, Mr. Mullineaux absent, Dennis McKenna absent; Mr. Michael McKenna absent, Mrs. Torres present, Mrs. Johns absent, Mr. Kuehner present, Mr. Hare absent, Mr. McGowan present, Mr. Manos present and Secretary Donna Heffley present.

**Approval of Minutes:** February 21, 2023

Upon motion made by Mr. Warker, seconded by Mrs. Torres and carried the February 21, 2023 Land Use Board minutes were approved.

**New Business:** Informal Review

Michael Monroe  
Jermaine Gonzalez & Nancy Perez  
1 White Horse Pike

Michael Monroe, Architect retained by the owners of the property Jermain Gonzalez and Nancy Perez, was present to discuss and receive feedback from the Board for a proposed restaurant at 1 White Horse Pike in Egg Harbor City. Mr. Monroe provided drawing's to Members and Professionals of the Board.

Mr. Monroe described one version being a 4000 square foot restaurant, with a wraparound porch for outdoor dining that would be located on the corner of the White Horse Pike and Hamburg Avenue. Mr. Monroe went into further detail discussing the number of seating, seasonal outside dining, inside bar, upstairs apartment and parking.

Mr. McGowan discussed the proposed apartment above the restaurant and noted that a use variance would be required. This property would be interpreted to be located in a Highway Commercial Zone. Mr. McGowan discussed further the zoning of the property and set back requirements. Egg Harbor City is completely in the Pinelands area and the Applicant will be required to submit their application to Pinelands for review and approval.

Board Members and Professionals discussed Storm water and parking for the site.

Mr. Peterson expressed his concerns about the parking for the proposed restaurant.

Mr. Garth was in favor of the concept as long as the Applicants engineers can make the storm water work for the site and believes this would be a great addition to the City.

Mr. McKenna arrived at the meeting.

Mr. Kuehner inquired if there would be a buffer between the restaurant and the neighboring property. Mr. Monroe noted there would be some sort of buffer.

Mr. Warker was in favor of this concept as long as the Applicants Professionals can make it work.

The apartment above the restaurant would be for the owner or staff member.

Mr. Peterson expressed his concerns noting he likes the idea of the project but is not in favor of the apartment above the restaurant and believes the property is not adequate for a business establishment of this size. Mr. Peterson also discussed the importance of the trash enclosure for this facility. Everything must be in a fire proof enclosure so it cannot be seen.

Mr. Monroe discussed the trash enclosure and will comply with all requirements.

Mr. Kuehner expressed his concerns and mentioned other restaurants that he has frequented that are on smaller parcels and are very successful. Mr. Kuehner was in favor of this proposed business and welcomes commercial development.

Mayor Jiampetti mentioned current restaurants in town and the different types of foods that are served.

Mr. Timbers expressed his concerns and believes the applicant should pursue his vision. There may be some issues that have to be addressed with the size of the site but hopefully this can be worked out.

Mr. Torres expressed her concerns and would love to see a new restaurant in town but believes the property may be too small for the size of the proposed establishment.

Mr. Monroe will review the intensity of the proposed plan and thanked the Board for their time on this matter.

**Old Business:** Discussion took place between Board Members and Professionals concerning the on-going problem with the trash and recycling at Dollar General located at 1314 White Horse Pike.

**Council Report:** Mayor Jiampetti updated Board Members on the Water plant.

**Questions and Comments from the Public:** Nanette Galloway invited Board members to join a zoom meeting on Tuesday March 28, 2023 between 6 -8 p.m. NJIT TAB's (Technical Assistance to Brownfield Communities) Brownfields Basics Workshop concerning - Returning Former Industrial and Commercial Properties to Productive Reuse. This flyer was forwarded to Board Members and Professionals.

**Questions and comments from the Board – none**

**Adjournment:** Mrs. Torres, seconded Mr. Mullineaux and carried.

Respectfully Submitted,  
Donna Heffley, Land Use Board Secretary