

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
April 18, 2023
7:00 P.M.**

The Regular meeting of the Egg Harbor City Municipal Land Use Board was held on April 18, 2023. Those in attendance were Mayor Lisa Jiampetti, Council Representative Karl Timbers, Chairman Jack Peterson, Vice Chairman Todd Warker, Regular Member Dennis McKenna, Alternate #1 Joseph Kuehner Jr., Alternate #2 DaShaun Hare, Leo Manos, Esquire, Land Use Board Engineer/Planner Ryan McGowan, and Secretary Donna Heffley. (Not present were the Mayors Representative Marie Johns, Regular Members; Michael McKenna, Gladys Torres and Keith Mullineaux

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

Approval of Minutes: March 21, 3023

Upon motion made by Mr. Warker, seconded by Mayor Jiampetti and carried the March 21, 2023 Land Use Board minutes were approved.

New Business: Informal Review

Renault
2101 – 2159 Bremen Avenue
Egg Harbor City, NJ 08215

David Cane, the Owners Representative of Renault and Kevin McCarty, General Manager for Renault were present to discuss a pilot program for Air Stream trailers at the Renault property. David Cane explained that Renaults main business is gatherings for families and weddings. They have a 55-room hotel and last year they did about 350 weddings and over 900 events. The concept discussed is called Glamping, a form of camping involving accommodations and facilities more luxurious than those associated with traditional camping and would run on a trial basis for 180 days. Renault has to turn away or refer people to other hotels due to a limited number of rooms. This would allow them to be able to accommodate more guests and they would be able to enjoy the amenities of the hotel. David attended the meeting to advise the Board of Renault's proposal and to get feedback from Board members on the proposed pilot program.

Board Members, Professionals and the Applicant discussed the proposed pilot program. The applicant proposed two “pods” each with 5 Air Stream trailers roughly configured in a circle. No permanent disturbance of any kind would be proposed. There would be no clearing, grading, or other land disturbance. Additionally, no permanent utilities or new impervious surfaces would be created for the pilot. At the conclusion of the pilot, Renault understood that they would need to restore all areas to the condition that existed prior to the pilot. Depending on the success of the pilot, Renault would either propose to fully restore the area to its original condition or apply for a use variance with a site plan with proposed permanent improvements.

Mayor Jiampetti and Board members were in favor of this program concept and made an Informal Recommendation to City Council that they support the idea of the pilot program.

Mr. Peterson expressed his concerns on this matter. Camping is a popular pas-time for people and is in favor of this concept.

Mr. Cane thanked the board for their time and input. Mr. Cane will be appearing at the next Council meeting to discuss this pilot program further.

Questions and comments from the Public – Ben Risley was present and expressed his concerns on this concept.

Old Business: none

Council Report: The Mayor discussed 801 Philadelphia Avenue and noted Dr. Trocki has received the first cannabis cultivation license in Egg Harbor City.

Mr. McGowan discussed the 801 Philadelphia Avenue site and noted any changes to the site will require a site plan and only one use is permitted.

Discussion took place concerning the proposed Egg Harbor City Arch.

Mayor Jiampetti announced that the City-wide cleanup day will be held on May 6th.

Ryan McGowan discussed briefly the storm water issue with High Grass Farms and Pinelands requirements.

Questions and Comments from the Public: none

Questions and comments from the Board –

Adjournment: Upon motion made by Mr. Warker, seconded by Mr. McKenna the meeting was adjourned.

Respectfully Submitted,
Donna Heffley, Land Use Board Secretary