

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD**

June 17, 2025

7:00 P.M.

The Regular meeting of the Egg Harbor City Municipal Land Use Board was held on June 17, 2025. Those in attendance were Mayor Jiampetti, Council Representative Alternate Kim Hesse, Municipal Official John Garth, Chairman Jack Peterson, Vice Chairman Todd Warker, Regular Members; Michael McKenna, Gladys Torres, George Frick, Carol Goloff, Esquire, Rachel Goloff Esquire, Land Use Board Engineer and Planner Ryan McGowan and Secretary Donna Heffley. (Not present were Council Representative Karl Timbers, Regular Member Keith Mullineaux, Alternate #1 Dennis McKenna, Alternate #2 Edward Dennis and Mayors Designee Stefania Kuehner.

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, Mrs. Hesse present, Mr. Garth present, Mr. Peterson present, Mr. Warker present, Michael McKenna present, Mr. Frick present, Mrs. Torres present, Carol Goloff present, Rachel Goloff present, Ryan McGowan present, and Secretary Donna Heffley present.

Approval of Minutes: May 20, 2025

Upon motion made by Mr. Warker, seconded by Mayor Jiampetti and carried the May 20, 2025 minutes were approved.

Approval of Resolution: Resolution #2025-5

Dicker 3 LLC
257-259 Philadelphia Avenue
Egg Harbor City, N.J. 08215
Block 207, Lot 7.01
Variance Relief

Upon motion made by Mr. Warker, seconded by Michael McKenna and carried
Mr. Frick abstained.

Carol Goloff addressed the board that even when an application is denied the resolution still must be approved.

New Business: Application #2025-04 LUB
 Lago Construction
 640 San Francisco Avenue
 Egg Harbor City, NJ 08215
 Block 627, Lot 11
 Variance Relief

Carol Goloff addressed the Board on this application and gave a brief overview. The board needs to know that this is a property that fronts on San Francisco Avenue. When the construction permit was first submitted it showed despite the ordinance that prohibits it, a driveway in the front. Carol Goloff and Ryan McGowan discussed this matter in detail and after review of the ordinances that govern this, its Carol's opinion that this is a waiver request. Carol noted the ordinance that governs this parcel of land says that driveways have to come off the terrace. While the tax map shows 13th Terrace, it doesn't exist. There's no way for the driveway to go where the ordinance says it needs to go. Ryan McGowan will discuss this matter further.

At the end of this meeting Carol Goloff suggested that the Board make a referral to City Council to address how do property owners comply with the zoning ordinances that govern properties like this.

Charles E. Woolson, Jr., Esquire was present representing the applicant Lago Construction. Charles Woolson, Jr. Esquire gave an overview of the application.

The Applicants Engineer Andrew Schaffer, PE, PP; of Schaeffer, Nassar Scheidegg Consulting Engineers, LLC was sworn in and provided testimony. This application concerns the single-family residence located at 640 San Francisco Avenue in Egg Harbor City. The applicant is requesting relief from the City Ordinance which requires that a driveway be installed in the rear of the property with access from an unpaved terrace. The applicant seeks permission to install a driveway accessing the property from San Francisco Avenue which is paved and fronts the dwelling.

Mr. Schaffer described 13th Terrace as unimproved and that six other residents on that Street already have a front Access driveway. Mr. Schaffer referred to A-1 an Aerial view from Google Mays of the property dated June 17 . The site plan was marked as A-2.

Ryan McGowan reviewed his report dated June 17, 2025. Mr. McGowan explained to the board why this application is a waiver and not a variance. Mr. McGowan reviewed the technical section of his report. Mr. McGowan referred to The City Ordinance 170-110 C which states *Parking for all dwelling unit's shall be prohibited in front yard setback areas. Driveways hall be prohibited in any front yard area. For other dwelling types, driveway access shall be provided from the terraces.* Mr. McGowan discussed this ordinance further with Board Members and Professionals. Mr. McGowan noted that the terrace is unimproved and would not be plowed.

The Applicant is requesting relief from this requirement because they do not have access to a paved terrace in the rear of the property.

The following Board members expressed their concerns on this matter and discussed other terraces in town; Mr. Frick and Mrs. Hesse.

Mr. Garth, Mr. McKenna and Mrs. Torres all agreed that this section of the neighborhood all have driveways in the front.

Questions and Comments from the Board: none

Public Comments: none

Motion: Board members are approving that the application that was submitted for a variance, but now is determined to be a waiver from the requirement, to have access in and out of a lot that fronts on San Francisco Avenue, but has rear line on a terrace is granted because of all the reasons placed on the record tonight, specifically that 13th Terrace is not paved. Getting back to this particular lot it is impractical and the driveway as shown on the map is the least intrusive and more appropriate design for this particular site.

Upon motion made by Mrs. Torres, seconded by Mike McKenna

Roll call: Mayor Jiampetti yes, because it conforms to the other homes and driveways in the neighborhood, Mrs. Hesse yes, only because they can't park on the street, Mr. Garth yes, because they can't park on the street, Mrs. Torres yes, Mr. Frick yes, because it is not paved in the Terrace, Mr. Peterson yes, for reasons stated by others, Mr. McKenna yes, for reasons mentioned by others, Mr. Warker yes, because the other houses on that Street have driveways in the front.

New Business: Discussion Regarding Redevelopment Area
Resolution #119-2025

Resolution #119-2025 Directs the Egg Harbor City Land Use Board to conduct a preliminary investigation to determine whether certain areas and property identified as the Egg Harbor North Rehabilitation Area is an area in need of redevelopment as defined in N.J.S.A. 40A:12-5, without the power of eminent domain (Non-Condensation Redevelopment Area)

Ryan McGowan noted the City has been receiving considerable interests in the Neighborhoods at Cedar Creek subdivision project. But there are some issues that have to be addressed; the current redevelopment plan expired six years ago, the City is planning to remove the Gateway Redevelopment Area and the City has acquired some properties since then and needs to update the property list. Mr. McGowan noted the City is requesting that the Land Use Board direct Mr. McGowan to conduct a study to determine whether the areas in need of redevelopment not just in need of rehabilitation, which is the current finding that was arrived at by Mr. Michel the former City Planner in 2009. There are some tools that are available to the City when an area is designated in need of redevelopment instead of an area in need of rehabilitation. But a study must be conducted to see if it meets the criteria and then bring those findings back to the Land Use Board to accept those findings and then recommend it back to City Council.

Discussion and comments from the board: Mr. Warker inquired if there are redevelopment plan ideas already. Mr. McGowan noted the City is actually going to amend the prior plan and then extend it out to a 25- or 30-year term. The changes are relatively minor. Mr. McGowan discussed this matter further.

Board Members and Professionals continued discussion on this topic.

Motion to authorize Mr. McGowan to move forward and conduct the investigation requested by City Council.

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

Old Business: none

Council report: none

Public comments: none

Questions and Comments from the board: none

Adjournment: upon motion made by Mayor Jiampetti, seconded by Mr. Peterson and carried the meeting was adjourned.

Respectfully submitted

Donna Heffley, Land Use Board Secretary *DH.*