

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
July 16, 2024
7:00 P.M.**

The Regular meeting of the Egg Harbor City Municipal Land Use Board was held on July 16, 2024. Those in attendance were Council Representative Karl Timbers, Chairman Jack Peterson, Vice Chairman Todd Warker, Regular Members; Dennis McKenna, Michael McKenna, Keith Mullineaux, Alternate #1 Joseph Kuehner, Carol Goloff Esq., and Secretary Donna Heffley. (Not present were Mayor Jiampetti, The Mayors Representative Stephania Kuehner, Municipal Official John Garth, Regular Member Gladys Torres, Council Representative Alternate Kim Hesse and Land Use Board Engineer/Planner Ryan McGowan).

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 absent, Mr. Timbers present, Mr. Peterson present, Mr. Warker present, Mr. Garth absent, Mr. Mullineaux present, Dennis McKenna present, Mr. Michael McKenna present, Mrs. Torres absent, Mr. Kuehner present, Mr. Frick absent, Mrs. Kuehner absent, Mrs. Hesse absent, Mr. McGowan absent, Carol Goloff Esquire present and Secretary Donna Heffley present.

Approval of Minutes: May 21, 2024

Upon motion made by Mr. Warker, seconded by Dennis McKenna and carried the May 21, 2024 Land Use Board minutes were approved.

Approval of Resolutions: Resolution #2024-03

Jerzey Grown LLC
1401 Bremen Avenue 2 B
Egg Harbor City, NJ 08215
Request for Waiver from Site Plan Review and Approval
Conditional Use Approval

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

Roll Call: Mr. Timbers yes, Mr. Peterson yes, Mr. Warker yes, Dennis McKenna yes, Michael McKenna yes, Mr. Mullineaux yes, Mr. Kuehner yes.

Resolution #2024-02
 Spread the Gospel, LLC
 235-243 St. Louis Avenue
 Egg Harbor City, NJ 08215
 Block 437, Lot 7.03

Upon motion made by Mr. Kuehner seconded by Mr. Mullineaux

Roll Call: Mr. Timbers yes, Mr. Peterson yes, Mr. Warker yes, Dennis McKenna yes, Michael McKenna yes, Mr. Mullineaux yes, Mr. Kuehner yes.

New Business: Carol Goloff, Esquire handed out Land Use Liability Training booklets to all Members for a yearly training. Carol reviewed the booklet with Members and discussed Land Use Laws. Carol briefly discussed the New Jersey Zoning and Land Use Administration Book by William Cox and Stuart R. Koenig.

Carol also discussed proper conduct of Land Use Board Members.

Old Business: none

Council Report: none

Questions and Comments from the Board: Mr. Warker inquired about the abandoned Church on Philadelphia Avenue and had safety concerns. The Secretary suggested Mr. Warker call the office to get more information on this property. Carol Goloff noted this is not within the Boards jurisdiction and to contact the Code Enforcement office with concerns.

Public comments: none

Adjournment: Upon motion made by Mr. McKenna, seconded by Mr. Mullineaux and carried the meeting was adjourned.

Respectfully Submitted
 Donna Heffley
 Land Use Board Secretary