

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

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

Approval of Minutes: March 19, 2024

Upon motion made by Mr. Garth, seconded by Mr. Warker and carried the March 19, 2024 Land Use Board minutes were approved.

Approval of Resolutions: #2024-01

Egg Harbor City Partners, LLC
10 Philadelphia Avenue
Egg Harbor City, NJ 08214
Block 319, Lot 5.01
Preliminary Site Plan Approval
Final Site Plan Approval

Upon motion made by Mr. Warker, seconded by Mayor Jiampetti

Roll Call: Mayor Jiampetti yes, Mr. Timbers yes, Mr. Peterson yes, Mr. Warker yes, Mr. Garth yes, Mrs. Torres yes, Mr. Frick yes.

#2024-02

Spread the Gospel, Inc.
235 and 243 St. Louis Avenue
Egg Harbor City, NJ 08215

Block 437, Lot 7.03

Request for Waiver from Site Plan Review and Approval

Upon motion made by Mrs. Torres, seconded by Mayor Jiampetti

Roll Call: Mayor Jiampetti yes, Mr. Timbers yes, Mr. Peterson yes, Mr. Warker yes, Mr. Garth no, Mrs. Torres yes, Mr. Frick abstain.

Carol Goloff, Esquire discussed resolution approvals and what members are actually voting for during this process. The vote on a resolution, is only voted on whether or not the resolution mirrors what happened. The resolution is sent to members for their review ahead of time to make sure each member is in agreement that the resolution states what happened. Its not a vote if you agreed with the motion or not. When you vote no you are actually saying, no I do not agree with what the resolution states. After this discussion Mr. Garth requested to change his vote from no to yes.

New Business: none

Old Business:

Mr. Warker inquired as to why the trash enclosure has not been completed at 827 White Horse Pike. Mr. Warker would like to see the project started or the trash dumpsters removed and the trash kept inside the building.

Mr. Peterston gave a brief history on this matter and it was discussed further.

Mr. Garth expressed his concerns with Code Enforcement.

Discussion continued by Board Members.

The Code Enforcement Department was discussed further and the possibility of additional hiring for the department in the future.

Board Members discussed the trucking business at 1602 White Horse Pike and their deadline that was put in place.

Comments were made concerning trash and the condition of the old bowling alley.

Mr. Peterson discussed an article he read from the NJ Planning Journal which gave an explanation of the land use boards, planning, zoning boards and what their powers are.

Mr. Warker inquired about the church on Philadelphia Avenue that has a huge hole in the roof. Mayor Jiampetti noted the City has foreclosed on that property and the site is now owned by the City. The property is being addressed.

Mr. Frick expressed his concerns on the number of Cannibas retail stores and grow facilities allowed in the City.

Discussion took place between Board members on this topic.

Mr. Timbers addressed the Board on this matter.

Council Report: Mayor Jiampetti discussed the Tower site and the proposed project at the site. Mr. McGowan discussed some of the Pinelands concerns with this site that have to be addressed and studies that have to be completed before the project can move forward.

Euro Sports was mentioned briefly and if there were any updates.
Mr. McGowan discussed the site and noted the improvements that have been made and what conditions remain.

Discussion took place concerning the old Acme site and bowling alley site.
Mr. Peterson expressed his concerns about the Acme site and the condition.

Mayor Jiampetti announced that the City Clean up day will be May 4, 2024.

Public Comments: Mrs . Hesse expressed her concerns on Consumption lounges.
Mr. Timbers discussed this topic with Members and the Public.

Questions and Comments from the Board

Carol Goloff suggested Board members complete a Jiff training during the next regular meeting when there is not a full agenda.

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

Respectfully Submitted

Donna Heffley
Land Use Board Secretary
