

January 23, 2025

The Remote and in Person Regular Meeting of Common Council of Egg Harbor City was held on Thursday, January 23, 2025 at 7:00pm with Mayor Jiampetti present. Council President Joseph Kuehner, Jr. opened the meeting and the following members of Council were present: Ingrid Clark, Steve Dash, Rick Dovey, Nanette Galloway, Donna Heist, Kim Hesse, Karl Timbers, and Mason Wright.

Council Pres. Kuehner called the meeting to order and made the following announcement:

In compliance with the "Open Public Meetings Act" of the State of New Jersey, adequate notice of this meeting of the Egg Harbor City Common Council was provided in the following manner:

1. Advance written notice of this meeting was posted on the Egg Harbor City Hall Bulletin Board.
2. Advance written notice of this meeting was posted on the Egg Harbor City website.
3. Advance written notice of this meeting was sent to the Hammonton Gazette and the AC Press.

Council Pres. Kuehner stated the meeting is being conducted via Zoom, conference call and in person. The meeting is also being recorded to air on the Egg Harbor City website, Channel 97 and Facebook.

Council Pres. Kuehner asked if there was any comment from the public on any agenda item and there was no comment.

Presentation: Dr. Larider Ruffin came before Mayor and Council. Dr. Ruffin presented his proposal for an assisted living facility on the Saint Nicholas School site, 526 Chicago Avenue. Tracey Mulherin, of Argo street asked what the next step is for the project. City Engineer Ryan McGowan stated the next step would be to go before the EHC Land Use Board. After discussion and deliberation, upon motion of Dash, seconded by Hesse and carried by a roll call vote, Resolution #42-2025, attached hereto and made a part of these minutes was approved. (Clark-yes, Dash-yes, Dovey-yes, Galloway-yes, Heist-yes, Hesse-yes, Kuehner-yes, Timbers-yes, Wright-undecided)

#### RESOLUTION #42-2025

#### SUPPORTING THE PROPOSED DEVELOPMENT OF AN ASSISTED LIVING FACILITY BY DR. LARIDER RUFFIN AT THE SAINT NICHOLAS PROPERTY SITE-526 CHICAGO AVENUE-EGG HARBOR CITY

Upon motion of Heist, seconded by Hesse and carried, the January 2, 2025 Re Organization minutes and the January 9, 2025 Council meeting minutes were approved.

Mayors Presentation: Mayor Jiampetti presented "Keys to the City" to Gary Haes and Butchie Kienzle.

#### Committee Reports:

Councilwoman Hesse gave an update on Safety/Code Enforcement Committees and the Rotary. Councilman Dovey stated the Public Works Committee will be reviewing the resumes received for the Superintendent of Public Works Position. Jerry Barberio, the Temp Public Works Manager gave an update on the DPW. Councilman Wright stated the Parks and Playgrounds Committee met with the EHC Lake Campground Manager. Wright stated the Campground Manager asked Council to consider when he rents the pavilion to groups, changing the day wrist band fee from \$10 to \$5, not to exceed 50

wrist bands for one rental. Mayor and Council agreed to change the fee. City Attorney Chris Orlando stated he will prepare a resolution for the next Council meeting. Councilwoman Galloway gave an update on Property and Sustainable EHC Committees. Councilman Timbers gave an update on Licensing/Ordinance Committee and the EHC Land Use Board. Mayor Jiampetti gave an update on the Lake Committee. Council Pres. Kuehner gave an update on Redevelopment and Finance Committee. Chief of Police Report: Chief Marcella Aylwin gave an update on the EHCPD. CFO Report: N/A Clerk: N/A

Engineer's Report: City Engineer Ryan McGowan gave an update on ongoing projects in the City, a copy of the Engineering Status Report is attached hereto and made a part of these minutes. McGowan spoke on an email received by the Clerk's Office from Atlantic County regarding EV Charging Stations. Upon motion of Dash, seconded by Galloway and carried, Resolution #43-2025, attached hereto and made a part of these minutes was approved.

RESOLUTION #43-2025  
SUPPORTING ATLANTIC COUNTY'S PROPOSED ELECTRIC VEHICLE  
CHARGING STATION AT THE EHC TRAIN STATION MUNICIPAL LOT ALONG  
ATLANTIC AND CINCINNATI AVENUES

Upon motion of Heist, seconded by Timbers and carried by a roll call vote, Resolution 44-2025, attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #44-2025  
APPROVING NEIGHBORHOOD PRESERVATION PROGRAM DISTRICT  
IMPLEMENTATION PLAN UPDATE YEAR 5

Upon motion of Galloway, seconded by Wright and carried by a roll call vote, Resolution #45-2025, attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes.Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #45-2025  
BUDGET APPROPRIATION RESERVE TRANSFERS

Upon motion of Timbers, seconded by Wright and carried by a roll call vote, Resolution #46-2025, attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #46-2025  
APPROVING VACATION TIME PAYOUTS

Upon motion of Heist, seconded by Mason and carried by a roll call vote, Resolution #47-2025 attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #47-2025  
RELEASE PERFORMANCE BOND-J & J DEVELOPMENT GROUP

Upon motion of Hesse, seconded by Heist and carried by a roll call vote, Resolution #48-2025, attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #48-2025  
RENEW LEASE WITH FIREHOUSE PUB

Upon motion of Timers, seconded by Heist and carried by a roll call vote, Resolution #49-2025, attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #49-2025  
REFUND PAYMENT DE TO LIEN SOLD IN ERROR  
YULI CHEW-BLOCK 22.07, LOT 14-\$2909.28

Upon motion of Dash, seconded by Clark and carried by a roll call vote, Resolution #50-2025, attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #50-2025  
REFUND PAYMENT DUE TO LIEN SOLD IN ERROR  
ANDREW TOBIN-BLOCK 22.07, LOT 14-\$131.51

Upon motion of Hesse, seconded by Dash and carried by a roll call vote, Resolution #51-2025, attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #51-2025  
ACCEPTING THE STATE OF NEW JERSEY DEPARTMET OF COMMUNITY  
AFFAIRS AFFORDABLE HOUSING OBLIGATION 2025-2035

Upon motion of Clark, seconded by Hesse and carried, Resolution #52-2025, attached hereto and made a part of these minutes was approved.

RESOLUTION #52-2025  
APPOINTING SUSTAINABLE EHC GREEN TEAM ADVISORY COMMITTEE

Upon motion of Dash, seconded by Heist and carried by a roll call vote, Resolution #53-2025, attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #53-2025  
APPOINTING EHCLUB ATTORNEY

Upon motion of Wright, seconded by Dash and carried by a roll call vote, Resolution #54-2025, attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #54-2025  
APPOINTING EHCLUB ENGINEER

Upon motion of Heist, seconded by Wright and carried by a roll call vote, Resolution #55-2025, attached hereto and made a part of these minutes was approved.(Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

RESOLUTION #55-2025  
APPOINTING EHCLUB PLANNER

Introduce Ordinance:

ORDINANCE #2-2025  
AMENDING THE GENERAL CODE OF THE CITY OF EGG HARBOR CHAPTER  
235 STREETS AND SIDEWALKS AND ADDING ARTICLE VII TITLED TREE  
REMOVAL AND REPLACEMENT

Galloway made a motion to introduce Ordinance #2-2025, the motion was seconded by Dovey and carried. Councilman Dash had questions on the fees being charged in the ordinance. Dash stated he did not agree with the fees. Galloway stated the NJDEP is required municipalities to pass a tree ordinance by May of 2024. Galloway stated the Ordinance has nothing to do with the \$1.8 million dollar grant the City received. Galloway stated the NJDEP and Pinelands recommended an ordinance and many adjustments have been made to it to help the residents. Mayor Jiampetti stated she did not agree with the ordinance but, the City needs to pass something. City Attorney Chris Orlando stated there are exemptions that will be captured in the ordinance. Orlando stated unfortunately the City's hands are tied, if the NJDEP does not like the Ordinance that is submitted they can reject it. City Engineer McGowan spoke on why the ordinance was needed. McGowan stated most towns follow the model ordinance. After discussion and deliberation, Dash made a motion to table the ordinance, the motion was seconded by Wright and carried by a roll call vote.(Clark-yes,Dash-yes,Dovey-yes,Galloway-no,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-no,Wright-yes)(Seven (7) Yes / Two (2) No)

Upon motion of Clark, seconded by Dash and carried by a roll call vote, the Bill List attached hereto and made a part of these minutes was approved. (Clark-yes,Dash-yes,Dovey-yes,Galloway-yes,Heist-yes,Hesse-yes,Kuehner-yes,Timbers-yes,Wright-yes)

Mayor Comments: Mayor stated she was against the proposed tree ordinance. Heist stated the City salt spreader was up and running. Councilwoman Hesse stated the Red cross is giving away smoke detectors.

Public Comment: The following residents spoke out against the proposed tree ordinance: Mike Jiampetti-208 New Orleans Avenue

Gary Hesse – Boston Avenue

Chris Costa, the President of the EHCEDC stated the NPP gave the EHCEDC trash cans to use for their events on Philadelphia Avenue. Costa stated the trash cans are currently being stored at the Public Works Garage. Costa stated the trash cans are needed for the events. Mayor Jiampetti asked how many belonged to EHCEDC. Mayor Jiampetti stated the EHC Lake trash cans are also stored at the Public Works Garage. DPW Manager Jerry Barberio stated he would take an inventory of the cans on Friday, January 24, 2020.

Upon motion of Dash, seconded by Timbers and carried, the meeting was adjourned.  
Respectfully Submitted, Meg Steeb/City Clerk, RMC