

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
October 18, 2016
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on October 18, 2016. Those in attendance were Mayor's Representative Marie Johns, City Council President Edward Dennis, Chairman Gerhard Mueller, Vice Chairman Richard Colby, Egg Harbor City Fire Department Representative John Garth, Regular Members; Todd Warker, Dennis McKenna, Jack Peterson, Solicitor Jim Schroeder, City Planner Tim Michel and Secretary Donna Heffley (Not Present were Mayor Jiampetti, Alternate #1 Gladys Torres, and Alternate #2 Donald Milne).

The Chairman 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, the Egg Harbor News, the Atlantic Current 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, Marie Johns yes, Mr. Dennis yes, Mr. Garth yes, Mr. Colby yes, Mr. Peterson yes, Mr. Dennis McKenna yes, Mr. Warker yes, Mr. Michael McKenna yes, Mr. Milne absent, Mr. Mueller yes, Mrs. Torres absent, Mr. Schroeder yes, Mr. Michel yes, Mr. McGowan yes and Secretary Donna Heffley yes.

Approval of Minutes: September 20, 2016

Upon motion made by Mr. Colby, seconded by Mr. Warker and carried the September 20, 2016 minutes were approved.

Approval of Resolutions: #8 of 2016 Resolution of Findings and Conclusions

Concerning the Redevelopment plan for the Tower Site Rehabilitation Area
Resolution of Recommendation to the City Council of Egg harbor City

Upon motion made by Dennis McKenna, seconded by Mr. Colby Resolution # 8 was approved.

Roll Call: Mrs. Johns yes, Mr. Garth yes, Mr. Dennis yes, Mr. Colby yes, Dennis McKenna yes, Mr. Michael McKenna yes, Mr. Warker yes, and Mr. Mueller yes.

Mr. Peterson arrived at 7:40 p.m.

Informal Reviews: Anthony J Della Vecchia (Owner Tony Beef)
40 Boston Avenue
Egg Harbor City, NJ 08215

Mr. Della Vecchia would like to open a commercial meat and charcuterie operation at 40 Boston Avenue. The Business name is Tony Beef and he will be utilizing space inside Hammerbacher Bakery at the same location listed above.

Mr. Michel gave his review of this informal application.

Board Members discussed parking, past occupancies of the building, deliveries and pickups.

Deliveries will be made in Mr. Della Vecchias' personal vehicle. He will be the only employee and no retail sales will be taking place at this location.

All board members were in agreement with this informal review and wished the Applicant good luck with his new venture.

Informal Review: Kush Patel appeared before the Board due to a complaint that was received by Code Enforcement. Vehicles and miscellaneous materials are in the City public right of way. Mr. Patel has a landscaping business that is registered to 1422 White Horse Pike by the State of New Jersey. This is a home based business. Board Members requested that the material by the road be removed and put behind his fence. Also the vehicles in the street must be removed. Mr. Patel said the vehicles will be moved off the street and will be put in his driveway and all materials will be placed behind his fence in a couple of days. The reason Mr. Patel came before the board to make sure he is not exceeding the home base business criteria.

Code Enforcement will check on the property in a couple of days to insure the property is cleaned up.

Mr. Peterson expressed his concerns about the condition of the property.

Mr. Dennis asked Mr. Patel if only one business is at this property. Mr. Dennis asked if construction work is also being done from this property.

Mr. Patel responded that there is only one home based business at this property and it is a landscaping business.

Informal: John Vernon Scheurich IV
459 Philadelphia Avenue
Egg Harbor City, NJ 08215

Mr. Scheurich was not present to discuss this informal review.

New Business: Carried Application
#15-05 LUB
Red Rose Body Shop
Walter Martinez
220-224 White Horse Pike
Egg Harbor City, NJ 08215

Mr. Callahan the Attorney for Red Rose Body Shop, Mr. Model licensed architect and Mr. Martinez were present. Mr. Martinez returned to the board to discuss the proposed sign for the Red Rose body shop. Plans were handed out to board members beforehand. There was a safety issue with the original sign and that if the lettering was a little bigger it would be easier for people to read the sign when driving down the White Horse Pike. Mr. Dennis and Mrs. Johns will not be able to vote on this application.

Mr. Michel reviewed the Egg Harbor City sign ordinance. Mr. Michel reviewed the proposed signage for this property and explained this particular property has three frontages.

Mr. Martinez and Mr. Model were sworn in at the last meeting and are still under oath. Mr. Schroeder also asked Mr. Martinez to provide a copy of his New Jersey motor vehicle license for the Red Rose Body shop that they are licensed to operate as a full service auto body facility. Mr. Martinez has provided the requested information.

Mr. Dennis asked what kind of material the letters are made of. Mr. Martinez described the material for the sign lettering.

The Chairman asked if there were any more comments from the Board. There were none.

The Chairman opened the floor to the public for comments. There were no comments.

Mr. Schroder reviewed the motion being a request for a conditional D use variance for an auto body shop at 220-224 White horse Pike. The Applicant agrees to the following conditions of approval; trash enclosure shall be fire resistant and comply with local ordinances, no auto sales from the property , exterior lighting shall not be cast to deter or diminish driver visibility, additional signage, banners pennants , flags are prohibited, Employees may use the terrace service bay ingress and egress; the Applicant will reconstruct the concrete aprons on Washington Avenue and Second Terrace, Traffic for the business shall enter one way from Washington Avenue and exit one way to Second Terrace; the Board asked for revised parking plans which have been submitted and may require some Administrative changes, revised signage plans which have been submitted; parking plan and the lighting plan shall be approved by the City Engineer.

Upon motion made by Mr. Peterson and seconded by Mr. Dennis McKenna the sign application was approved.

Roll Call: Mr. Garth yes, Mr. Colby yes, Mr. Peterson yes, Mr. Dennis McKenna yes, Mr. Michael McKenna yes, Mr. Warker yes and Mr. Mueller yes.

Old Business: Mr. Michel reviewed 140 Cincinnati Avenue which is a vacant property at the present time but will be having an existing home moved to this property. Members were given pictures of this home along with a survey. A pinelands letter was submitted by the Applicant.

Board Members expressed their concerns. The front door of the home must face the street.

Electronic signage was discussed.

Mr. Michel will compose a letter to Pinelands to get an interpretation on electronic signage.

Upon motion made by Mr. Dennis, seconded by Mr. Peterson Mr. Michel was granted permission to compose said letter to Pinelands.

Roll Call: Mrs. Johns yes, Mr. Dennis yes, Mr. Garth yes, Mr. Colby yes, Mr. Peterson yes, Mr. Dennis McKenna yes, Mr. Michael McKenna yes, Mr. Warker yes and Mr. Mueller yes.

Chairman Mueller asked for questions and comments from the Board.

Mr. Dennis discussed cell tower communication consisting of 75-foot telephone polls for mobile data coverage. This topic will be discussed and researched for further discussion.

Professionals and Board members discussed this issue.

Mrs. Johns left the meeting.

The public portion of the meeting was closed.

Adjournment: Upon motion made Mr. Peterson, seconded by Mr. Dennis and carried the October 18, 2016 meeting was adjourned.

Respectfully submitted

Donna Heffley, Land Use Board Secretary