

**EGG HARBOR CITY
MUNICIPAL LAND USE BOARD
REORGANIZATION MEETING
JAUARY 17, 2017
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on January 17, 2017 with Vice Chairman Richard Colby presiding. Members in attendance were Mayor Lisa Jiampetti, Council President Edward Dennis, Mayors Representative Marie Johns, Regular Member Jack Peterson, Michael McKenna, Gladys Torres, Alternate #1 Keith Mullineaux, Alternate #2 Donald Milne, Solicitor Duncan Prime, City Planner Timothy Michel, Engineer Ryan McGowan, and Secretary Donna Heffley. Not present were John Garth Egg Harbor City Fire Department Representative, Regular Member Todd Warker, and Regular Member Dennis McKenna.

Roll Call: Mayor Jiampetti yes, Mr. Dennis yes, Mr. Garth no, Mr. Colby yes, Mr. Peterson yes, Mr. Dennis McKenna no, Mr. Warker no, Mr. Michael McKenna yes, Mrs. Torres yes, Mrs. Johns yes, Mr. Milne yes, Mr. Mullineaux yes, Mr. Prime yes, Mr. Michel yes, and Secretary Donna Heffley yes.

The Vice Chairman Richard Colby 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. 1:4-6seq. Notices were sent to official publications for the Land Use Board; the Press of Atlantic City, the Egg Harbor News, the Hammonton Gazette and the Atlantic Current. A copy of the notice was posted on the bulletin board of the Egg Harbor City Municipal Building.

The Vice Chairman directed the Secretary to enter this public announcement into the minutes.

Re-Organization:

The Following members were sworn into office by our new Land Use Board Attorney, Duncan Prime of Prime Law. Mr. Prime is part of a small family practice with a strong background in land use and has been practicing for 12 years.

1. **Oath of Members:** The following members were sworn into office by Duncan Prime Esq.

Keith Mullineaux was sworn into office as Alternate #1 for the Land Use Board.

Gladys Torres was sworn in as a regular member fulfilling the unexpired term of Gerhard Mueller.

Appointment of Board Officers:

The following appointments for the positions of Chairman and Vice Chairman were made for the calendar year of 2017.

Mr. Dennis nominated Jack Peterson for Chairman, seconded by Mayor Jiampetti

Mr. Dennis moved the nomination for chairman be closed, seconded by Mayor Jiampetti

Roll Call: Mayor Jiampetti yes, Mr. Dennis yes, Mr. Colby yes, Mr. Michael McKenna yes, Mrs. Torres yes, Mrs. Johns yes, Mr. Milne yes, Mr. Mullineaux yes.

The new Chairman of the Land Use Board is Jack Peterson.

Chairman Peterson took over the meeting.

Mayor Jiampetti nominated Mr. Warker for Vice Chairman, seconded by Mr. Dennis. Mr. Dennis moved the nomination be closed, seconded by Mayor Jiampetti.

Roll Call: Mayor Jiampetti yes, Mr. Dennis yes, Mr. Colby yes, Mr. Peterson yes, Mr. Michael McKenna yes, Mrs. Torres yes, Mr. Milne yes, Mr. Mullineaux yes.

The new Vice Chairman for the Land Use Board is Todd Warker.

Mr. Dennis nominated Donna Heffley for Secretary of the Land Use Board, seconded by Mayor Jiampetti. Mr. Dennis moved that the nomination be closed, seconded by Mayor Jiampetti.

Roll Call: Mayor Jiampetti yes, Mr. Dennis yes, Mr. Colby yes, Mr. Peterson yes, Mr. Michael McKenna yes, Mrs. Torres yes, Mr. Milne yes, Mr. Mullineaux yes.

Donna Heffley is Secretary of the Land Use Board.

Mr. Dennis nominated Prime Law for Legal Counsel for the Land Use board, seconded by Mayor Jiampetti. Mr. Dennis moved the nomination be closed, seconded by Mayor Jiampetti.

Roll Call: Mayor Jiampetti yes, Mr. Dennis yes, Mr. Colby yes, Mr. Peterson yes, Mr. Michael McKenna yes, Mrs. Torres yes, Mr. Milne yes, Mr. Mullineaux yes.

Chairman Peterson asked for nominations for City Planner.

Mr. Dennis nominated Mr. Tim Michel for City Planner, seconded by Mr. McKenna.

Mr. Dennis moved the nomination be closed, seconded by Mayor Jiampetti.

Roll Call: Mayor Jiampetti yes, Mr. Dennis yes, Mr. Colby yes, Mr. Peterson yes, Mr. Michael McKenna yes, Mrs. Torres yes, Mr. Milne yes, Mr. Mullineaux yes.

Chairman Peterson asked for nominations for Board Engineer.

Mayor Jiampetti nominated Remington, Vernick and Walberg, seconded by Mrs. Torres.

Motion to close the nomination was made by Mr. McKenna, seconded by Mr. Mullineaux.

Roll Call: Mayor Jiampetti yes, Mr. Dennis abstained (His son is an employee of Of Remington Vernick and Walberg and is also a senior associate and the office manager). Mr. Colby yes, Mr. Peterson yes, Mr. Michael McKenna yes, Mrs. Torres yes, Mr. Milne yes, Mr. Mullineaux yes.

2. Meeting Dates – 2017

The Land Use Board for Egg Harbor City, Atlantic County New Jersey has established the following dates as public meeting dates in respect to Land Use Matters. All meetings will begin at 7:00 p.m. and will take place in the City Hall Council Chambers, 500 London Avenue, Egg Harbor City, New Jersey 08215.

January 17, 2017

February 21, 2017

March 21, 2017

April 18, 2017

May 16, 2017
 June 20, 2017
 July 18, 2017
 August 15, 2017
 September 19, 2017
 October 17, 2017
 November 21, 2017
 December 19, 2017

The aforementioned meetings shall take place on the above dates, namely the 3rd Tuesday of each month.

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

Roll Call: Mayor Jiampetti yes, Mr. Dennis yes, Mr. Colby yes, Mr. Peterson yes, Michael McKenna yes, Mrs. Torres yes, Mr. Milne yes, Mr. Mullineaux yes

3. **News Paper Ads:**

The Press of Atlantic City, The Egg Harbor News, The Atlantic Current and the Hammonton Gazette were designated recipients of meeting notices for 2017.

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

Roll Call: Mayor Jiampetti yes, Mr. Dennis yes, Mr. Peterson yes, Mr. Colby yes, Mr. McKenna yes, Mrs. Torres yes, Mr. Milne yes and Mr. Mullineaux yes.

4. **Approval of Minutes:** Mr. Prime noted a correction to be made on page 2 of the agenda. The minutes to be approved should read November 15, 2016 not 2017. The Secretary will make this correction for the record.

Upon motion made by Mr. Michael McKenna, seconded by Mrs. Torres and carried the November 15, 2016 minutes were approved.

5. **New Business: Informal Reviews**

- A. Jerry Shockey withdrew his application.
- B. Samir Ibrahim the owner of the old Waddell's Liquor store was present with his son Albert Ibrahim. They are interested in moving Waddell's liquor store business located at 118 White Horse Pike to a new location located at 827 White Horse Pike. This new location is two times larger than his old building and in a better location. Mr. Ibrahim and his Son inquired about what steps are necessary to move the store location.

Mr. Michel noted the Applicant is an LLC and when they return to the Board with a formal application they will need to have representation. The Applicant met with the Redevelopment Committee about a year ago, to discuss the process in moving the business to 827 White Horse Pike. Mr. Michel visited this site recently and commented that a new fence was recently installed however the building has been neglected for many years. The Applicant was told to first get an as built survey of the property, and then look at the locations of the entrances to the property, parking layout, handicap parking, lighting, trash enclosures, recycling, signage, and landscaping. These are all items reviewed on a site plan

or site plan waiver. Tonight, the Applicant is just expressing his interest in moving his store. The Applicant had a rough sketch to show the Board what they are planning to do. The building will not be expanded. Mr. Michel noted in the applicants rough Drawing the shown parking spaces do not meet ordinance requirements. The exterior of the building needs to be brought up to modern day standards. The entrance and exits were discussed briefly by the applicant and professionals.

Mr. Dennis expressed his concerns about the exits as this property. This is a very congested area. The biggest concern is the entrance and exit of the building. Mr. Dennis believes the applicant will need a site plan. They should establish an escrow account and meet with the professionals.

Mr. Michel noted the applicant is appearing before the board to gauge their reaction to what they are proposing to do and before putting out a lot of money. They will be required to come before the board because the use is changing and it is necessary for the plan to come before the board to discuss all details. The last time there was an approval on this property was about 20 years ago, since then Ordinances have changed and site plan requirements have changed.

Board Members discussed past history of the property.

Mr. Ibrahim will be returning before the Board in the near future.

C. Jose Zelaya

Casa De Salvacion Ministry, Inc. was not present for their informal review.

Re: 243 St. Louis Avenue

Tim Michel and Board Members discussed this property located at 243 St. Louis Avenue in Egg Harbor City.

New Business:

Mr. Michel noted the members received a copy of an amendment to the Egg Harbor City Developmental Ordinance to allow for electronic message center signs. Mr. Michel noted electronic message signs are not consistent with the developmental ordinance. This ordinance states that you cannot have flashing or changing message signs. Pinelands requires certain language to be in the ordinance. Mr. Michel drafted an amendment to the Egg Harbor City Developmental Ordinance to allow for electronic message center signs. Mr. Michel reviewed the controls for the signs. The Ordinance is not being changed to increase the sizes of the sign only to allow for the message on the sign can be LED and it can change.

Board Members discussed the electronic signs

Mr. Prime explained the procedure for the board to make the recommendation. The Land Use Board made the recommendation to Council that an amendment be made to the Egg Harbor City Development Ordinance to allow for electronic message center signs.

Upon motion made by Mr. McKenna, seconded by Mr. Mullineaux and carried.

6. **Council Report:** Mr. Dennis briefly discussed the Haber Home area and gave an update on progress being made with the new developer. Mr. Dennis also gave an update on the following; the Diesterweg project is in the final excavation stage, The London Avenue project on the two hundred block is 99 percent complete except for seeding which will take place in the spring, the Electric Company is coming back out to put the lights up once that gets cleared. The City is still waiting on bids for Washington and Norfolk Avenue.

Mr. Dennis discussed the White Horse Pike project that will be done by the State in 2018. Work will also be done that will improve the City utilities, fire hydrants and sewer work. Other Street improvements will be made.

Michael McKenna requested if any changes are going to be made with fire hydrants locations to please contact the fire department for their input. Some of the hydrants along the white horse pike are obsolete and will not be used. The fire department would like a copy for their records.

Mayor Jiampetti Thanked members of the Land Use Board for their time and service. The Mayor also welcomed Duncan Prime from Prime Law who will be our Land Use Board Solicitor.

Adjournment: Upon motion made by Mr. Dennis, seconded by Mr. Mullinoi8x and carried the January 17, 2017 meeting was adjourned