

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD**

April 18, 2017

7:00 P.M.

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on April 18, 2017. Those in attendance were Mayor Jiampetti, City Council President Ed Dennis, Chairman Jack Peterson, Vice Chairman Todd Warker, Egg Harbor City Fire Department Representative John Garth, Mayors Representative Marie Johns, Regular Members; Richard Colby, Dennis McKenna, Michael McKenna, Gladys Torres, Solicitor Duncan Prime, City Planner Tim Michel and Secretary Donna Heffley (Not Present were Alternate #1 Keith Mullineaux, Alternate #2 Donald Milne and City Engineer Ryan McGowan).

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, 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 present, Mr. Dennis absent, Mr. Garth absent, Mr. Peterson present, Mr. Warker present, Mr. Colby present, Dennis McKenna present, Mrs. Torres absent, Mr. Michael McKenna present, Mrs. Johns present, Mr. Milne absent, Mr. Mullineaux absent, Mr. Prime present, Mr. Michel present, Mr. McGowan absent and Secretary Donna Heffley present.

Approval of Minutes: January 17, 2017

Upon motion made by Mr. Michael McKenna, seconded by Mr. Warker and carried the January 17, 2017 Land Use Board minutes were approved.

Resolutions: none

New Business: Solicitor Duncan Prime swore in Dennis McKenna as a regular Member of the Egg Harbor City Municipal Land Use Board for a four-year term beginning January 2017 until December 31, 2020. (This was the first meeting Mr. McKenna attended for this year).

Mr. Garth Arrived at the meeting.

Mr. Dennis Arrived at the meeting.

Attorney Michael Peacock from the Law Firm Nehman, Perillo & Davis was present representing Rastelli Seafood, LLC located at 1301 Bremen Avenue. The Applicant originally received preliminary and final major site plan approval along with associated design waivers for a proposed 42, 625 square foot expansion of its existing facility on the property along with additional on-site parking, lighting, landscaping and an expansion of storm water drainage facilities. The Applicant received these approvals

from the Planning Board pursuant to a hearing held on October 21, 2008 and as memorialized in Resolution #14 Of 2008. Mr. Peacock is submitting the Applicants second request for a one-year extension of the final major site plan approval pursuant to N.J.S.A. 40:55D-52a. Mr. Peacock discussed the Permit Extension Act and how this act does not prohibit an Applicant from seeking further extensions. Mr. Peacock is requesting all three one year extensions at this time. The applicant will pay five hundred dollars per year.

Mrs. Torres Arrived at the meeting.

Mr. Dennis made a motion to grant the three one year extensions for five hundred dollars per year, seconded by Mayor Jiampetti

Roll Call: Mayor Jiampetti yes, Mr. Dennis yes, Mr. Garth yes, Mr. Peterson yes, Mr. Warker yes, Mr. Colby yes, Mr. Dennis McKenna yes, Mr. Michael McKenna yes and Mrs. Torres did not vote due to not being present for the entire presentation.

Informal Review – William Driscoll of Ocean Solar
Re: 2750 Liverpool Avenue
Egg Harbor City, NJ 08215

Mr. Driscoll gave a brief description of his company called Ocean Solar. Mr. Driscoll started his own company about five years where customers receive all the benefits from the Solar which they own. Mr. Driscoll would like to install a ground mount solar system at the above referenced address. Mr. Driscoll described the location of the property and the zone it is in. The setbacks are the issue and Mr. Driscoll wanted to know if the Board had any comments concerning his request before applying for a variance. New plans would be submitted

No one from the board had any negative comments.

Mr. Michel noted the applicant would have to submit an application for a zoning variance.

Mr. Warker asked if the applicant could do a roof mount system.

Mr. Driscoll explained there are trees in the way and there is not enough roof space to eliminate the applicants electric bill. The applicants electric bill will be eliminated completely with the ground mount system.

Mr. Driscoll will be returning to apply for a bulk variance before the Land Use Board in the upcoming months and will be required to notice.

Informal Review – Family Empowerment Associates
359 Philadelphia Avenue
Egg Harbor City, NJ 08215

This Informal review was cancelled and the applicant notified the City they were no longer interested in this particular property.

Major Jiampetti addressed the Board Members concerning needed storage space for the police department and the possibility of purchasing a storage container for the City Hall Property.

Tim Michel addressed this issue and explained that the City government is exempt from Zoning and a storage container is allowed.

Chairman Peterson suggested that Board Members think about the temporary structures and the Board will continue the discussion at the next scheduled Land Use Board Meeting on May 16, 2017.

Old business: none

Public comments: none

Comments from the Board:

Mayor – May 6, 2017 is the City Wide Clean Up Day. Volunteers can pick up equipment at the fire house starting at 8:00 am.

Last year 3 tons of trash was collected and hauled out of the City.

Adjournment: Upon motion made by Mr. McKenna, seconded by Mr. Dennis and carried the April 18, 2017 meeting was adjourned.

Respectfully Submitted,
Donna Heffley/Municipal Land Use Board Secretary