

**CITY OF EGG HARBOR
PLANNING BOARD MINUTES
April 16, 2013
7:15 P.M.**

A regular meeting of the Egg Harbor City Planning Board was held on April 16, 2013 with Chairman Gerhard Mueller presiding. Members in attendance were Mayor Lisa Jiampetti, City Official Keith Adams, Vice Chairman Richard Colby, Regular Members Miriam Mueller, Dennis McKenna, Alternate #1 Jack Peterson, Alternate #2 Gladys Torres, Solicitor Linda Goff, City Planner Timothy Michel, Engineer Ryan McGowan and Secretary Donna Heffley. (Not present were Edward Dennis and Solicitor Jim Schroeder).

Roll Call: Mayor Jiampetti yes, Mr. Dennis no, Mr. Adams yes, Mr. Colby yes, Mrs. Mueller yes, Mr. McKenna yes, Mr. Peterson yes, Mrs. Torres yes, Mr. Mueller yes, Solicitor Linda Goff yes, Mr. Michel yes, Mr. McGowan yes, and Secretary Donna Heffley yes.

The Chairman called the meeting to order and made the following announcement.

This meeting was advertised pursuant to the NJ Open Public Meeting Act. N.J.S.A. 1:4-6 seq. Notices were sent to official publications for the Planning Board; the Press of Atlantic City, the Egg Harbor News and the Atlantic Current. A copy of the notice was posted on the bulletin board of the Egg Harbor City Municipal Building.

Oath of Membership

Mr. McKenna was sworn in by Solicitor Linda Goff for a 4 year regular member term of the Egg Harbor City Planning Board.

Approval of Minutes: January 15, 2013 and March 19, 2013

Upon motion made by Mr. Colby, seconded by Mr. Peterson and carried the January 15, 2013 and the March 19, 2013 minutes were approved.

Approval of Resolutions: The Chairman noted there were two typos that needed to be corrected on Resolution #1 of 2013; the spelling of the Chairman's name and Egg Harbor Township had to be changed to Egg Harbor City. These corrections were made and each Member received a copy of the corrected Resolution. The Chairman noted there was no need to vote again since the resolution was approved at the last meeting.

Informal Review: Greg Carnesale
1620 Moss Mill Road
Unit 1
Egg Harbor City, NJ 08215

Diana Shpripz was sworn in by the Solicitor Linda Goff. Ms. Shpripz is Greg Carnesaes assistant and was representing their tenant Ted Siden. Ms. Shpripz brought photographs of where the trailer is located on the property, an inspection sheet completed by Larry Garlic and Stamped Site Plans of the property. Mr. Siden is currently using a refrigerated trailer to store and distribute fund raising merchandise for Surrey Brook Farms. Ms. Shpripz noted this is only a temporary site until the unit located at 1421 Bremen Avenue is complete for the tenant to move in. Ms. Shpripz was not aware of any zoning issues concerning this temporary trailer. She noted the trailer will only be at this location temporarily until the end of June and then the tenant will be moving into a permanent unit.

Mr. Siden was sworn in by the Solicitor Linda Goff.

Mr. Michel noted Larry Garlic was asked to do an inspection of 1620 Bremen Avenue for a Certificate of Occupancy. Mr. Garlic noticed a trailer unit on the site. Mr. Garlic called Mr. Michel and asked if there was an issue with the trailer being on this site. Mr. Michel stated that trailers are a prohibited use under zoning and there are no provisions to allow for trailer storage in excess of one week. Mr. Garlic therefore cannot issue a CO for this property. There are no administrative officials that have the authority to grant permission for this trailer to be on the property and it must be referred to the Planning Board for their review. Mr. Michel reviewed the past resolution concerning 1620 Bremen Avenue. Mr. Michel noted an application must be filed to amend the original site plan approval that was granted in April of 2004. Mr. Michel noted the reason why we are here tonight is to make the Planning Board aware of the issue at hand and the request that is being made. Mr. Michel noted this is not a permanent location it is only temporary. Mr. Michel reviewed when a temporary trailer would be possibly used to the Board. The Planning Board has the ability to grant this type of approval.

Mr. Mueller asked what type of site plan would be needed. Mr. Michel noted it would be a modification to the original site plan for 1620 Moss Mill Road.

Other Business: Mr. Mueller discussed the responsibilities of the Planning Board Members. Mr. Michel discussed the different types of applications that have been coming before the Board recently. He discussed Informal reviews, site plan reviews and subdivision review.

Mr. Mueller expressed his concerns with applications and the procedures followed.

Mr. Peterson expressed his concerns with Business Owners following the rules when making changes within the city. Certain rules and regulations need to be followed by all.

Mayor Jiampetti expressed her concerns pertaining to signage, the requirements for zoning permits and certain codes that must be followed. Signs must be approved by the Zoning Department and certain requirements must be met for safety purposes by the Building Department. A Zoning permit and building permit will be required.

Board Members discussed the number of Informal reviews that have come before the Board recently and the amount of time that is involved in the review not only for Board Members but also for the Professionals. An Informal Review guides the Applicant through the approval process to insure all requirements and permits are obtained. Board Members and Professionals discussed the change of use for businesses and how these applications are to be handled by the Planning Board and when a waiver of site plan would be required.

Tim Michel discussed the spread sheet concerning Egg Harbor City North Architectural Controls which was distributed to Board Members and Professionals.

This spreadsheet provides three charts first London from Humbold to Irving, second Liverpool from Irving to Humbold and third Liverpool from Humbold to Irving and lists the color scheme of each house as they are being built. Mr. Michel discussed the terms Substantially – Identical: which is a term used to describe houses of the same floor plan and elevation whether or not they are mirror images situated on adjacent lots. Two adjacent homes with identical color Pallet are considered Substantially-Identical.

Mr. Michel reviewed the Color Pallet which is the color coordination of the exterior envelope (including the roof, siding, Materials, shutters, windows, doors, etc.) and shall be predetermined by the homebuilder, approved by the City Planner and offered to homebuyers as a packaged selection. This evaluation will ensure that no more than two houses which front on the same street are permitted to be Substantially-Identical (7.2). No Substantially-Identical houses shall directly face one another across the street (7.2).

The Mayor noted these controls were put into place to prevent a cookie cutter development.

Council Report: Mayor Jiampetti announced the City Clean up day will be May 4, 2013. Also Lake badges are on sale now for the same price as last year \$5.00 before June 1, 2013 after this date they will be \$10.00. Senior Citizens will be \$3.00 and active military and National Guard personnel \$3.00 with proper identification.

City Engineer Ryan McGowan updated the Board on improvements being done within the City. Mr. McGowan noted the Diesterweg Pedestrian Path connecting the bridge to the Buffalo Avenue School is getting started. Work on the 100 block of Boston Avenue from route 30 to Arago Street has begun. A portion of the sidewalk and curbing has already been torn out on Boston Avenue. The Water Treatments Plant is well underway and moving along nicely. Improvements to New Orleans Avenue should begin on May 6, 2013.

Adjournment: Upon motion made by Mrs. Torres seconded by Mr. Peterson the April 16, 2013 meeting was adjourned.

Respectfully Submitted,
Donna Heffley/Planning Board Secretary