

MINUTES
MT. EPHRAIM LAND USE BOARD REORGANIZATION MEETING
Monday, June 14, 2021, 7:30pm
Public Meeting Being Held by Zoom Video and /or Teleconference only

The meeting was called to order. The meeting opened with the Pledge of Allegiance to the flag and stated the meeting was advertised and notices posted in accordance with the “Open Public Records Act.”

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, present. Charles Alexander, Thomas Maxwell, Michael Popelak, Gary Prinski, absent.

Swearing in of New Appointees: Kimberly Beebe (Class II), Commissioner George Gies (Class III), Michael Schiavo (Class IV), Carmine Rampolla (Alternate #3), Douglas Morgan (Alternate #4), all sworn in by Joe Nardi.

Reorganization Meeting:

Motion to elect Robert Carter as chairman, Steve Eggert made motion, the motion was seconded by Commissioner Gies.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, all voting yes.

Motion to elect Steven Eggert as vice-chairman, Michael Schiavo made motion, the motion was seconded by Commissioner Gies.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, all voting yes.

Motion to appoint Tara Weiss as secretary, Kim Beebe made motion, the motion was seconded by Commissioner Gies.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, all voting yes.

Motion to re-adopt the rules and regulations, Commissioner Gies, the motion was seconded by Michael Schiavo.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, all voting yes.

Motion to continue the meeting date & time for the second Monday at 7:30pm, Commissioner Gies, the motion was seconded by Steve Eggert.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, all voting yes.

Motion to establish legal notices in the Gloucester City News & Courier Post,
Commissioner Gies, the motion was seconded by Kim Beebe.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, all voting yes.

Motion to appoint Key Engineers Inc. as the Land Use Board Engineer,
Commissioner Gies, the motion was seconded by Steve Eggert.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, all voting yes.

Motion to appoint Brown and Connery as the Land Use Board Solicitor,
Commissioner Gies, the motion was seconded by Michael Schiavo.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, all voting yes.

Motion to adopt the Annual Report 2020-2021, Commissioner Gies, the motion was seconded by Steve Eggert.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, all voting yes.

New Business – Hearing on Anna Chain, 117 Northmont Avenue – Application is for a variance to permit a 6ft fence to come along the sides of house to enclose the entire side yard, ordinance only allows a 4ft fence to come along side of house and to front corners of the house.

Joe Nardi – you are asking for a 6ft fence to come across the back of your property along the sideline all the way to front and then across from that point to the point that meets the front of the house.

Anna Chain – that is correct.

Joe Nardi – that front fence if I am not mistaken would be 24.5ft. from the front property line.

Anna Chain – yes that is correct.

Joe Nardi – you are aware that the ordinance permits a 6ft. fence to enclose the rear property, but what you are asking for is to extend the 6ft. fence up the side of your house and to the front point of your house, this will need a variance since the ordinance only

allows a 4ft, fence. It is your burden to give testimony to convince the board why they should approve this application.

Anna Chain – we have a very big side yard and my daughter lives here with her two young children and they also have two dogs, within the surrounding area everyone has the 6ft. fence for privacy purposes. In the future my daughter intends to put in a pool. So, we were kind of hoping we could get the 6ft fence continuing to have the privacy. Although there are speed bumps the cars still drive fast down that road. I worry because I have young grandchildren, it would be so much easier with that height fence so we can stay behind it within the yard, for safety reasons. It will also look very nice and match the neighborhood.

Joe Nardi – you said there are other houses with that size fence?

Anna Chain – yes, right across the street has some fences like what we want, two houses have the same type of fence I am asking for. We would not be impeding on anyone's property or interfering with anyone's vision coming out of their driveways.

Joe Nardi- so you are an interior property?

Anna Chain – yes.

Joe Nardi – so you will not cause any sight obstruction.

Anna Chain – no we will not, again my main reason for this fence and the height is safety.

Joe Nardi – anyone have any questions or comments from the board?

Board Members state they have all seen the property and understand why she is requesting this height of a fence.

Steve Eggert – do we have any questions or comments from the public? With no one from the public present, can we have a motion to approve the application?

Michael Schiavo made a motion to approve the application, the motion was seconded by Commissioner Gies.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Anthony Stagliano, Carmine Rampolla, Douglas Morgan, all voting yes.

The Tavern application will be coming to the August 16th Land Use Board Meeting.

Motion to adjourn.
All voting in favor.