

**MINUTES**  
**MT. EPHRAIM LAND USE BOARD MEETING**

Borough Hall Court Office  
121 S Black Horse Pike, Mt. Ephraim, NJ 08031  
Monday, October 25, 2021, 7:30pm

1. **CALL TO ORDER.** Robert Carter called the meeting to order and stated the meeting was advertised and notices posted in accordance with the “Open Public Records Act.”
2. **PLEDGE OF ALLEGIANCE.** All persons present, stood for the pledge of allegiance.
3. **ROLL CALL** – Mayor Tovinsky, Commissioner Gies, Michael Schiavo, Steve Eggert, Thomas Maxwell, Robert Carter, Anthony Stagliano, Michael Marrone, present. Kim Beebe, Gary Prinski, Carmine Rampolla, Douglas Morgan, absent.

4. **OLD BUSINESS**

- Approval of August 16, 2021, Meeting Minutes – Commissioner Gies made a motion to approve minutes, the motion was seconded by Steven Eggert. Members voted as follows:

**Roll Call:** Mayor Tovinsky, Comm. Gies, Michael Schiavo, Steven Eggert, Thomas Maxwell, Anthony Stagliano, Michael Marrone, all voting yes. Robert Carter, abstaining. Kim Beebe, Gary Prinski, Carmine Rampolla, Douglas Morgan, absent.

- Approval of August 16, 2021, Closed Session Meeting Minutes – Commissioner Gies made a motion to approve the minutes, the motion was seconded by Anthony Stagliano. Members voted as follows:

**Roll Call:** Mayor Tovinsky, Comm. Gies, Michael Schiavo, Steven Eggert, Thomas Maxwell, Anthony Stagliano, Michael Marrone, all voting yes. Robert Carter, abstaining. Kim Beebe, Gary Prinski, Carmine Rampolla, Douglas Morgan, absent.

- Approval for the September 27, 2021, Special Meeting Minutes – Commissioner Gies made a motion to approve the minutes, the motion was seconded by Anthony Stagliano. Members voted as follows.

**Roll Call:** Mayor Tovinsky, Comm. Gies, Michael Schiavo, Steve Eggert, Thomas Maxwell, Robert Carter, Anthony Stagliano, Michael Marrone, all voting yes. Kim Beebe, Gary Prinski, Carmine Rampolla, Douglas Morgan, absent

- Approval of Resolution – RESOLUTION OF THE JOINT LAND USE BOARD OF THE BOROUGH OF MT. EPHRAIM RECOMMENDING AN AREA IN NEED OF REDEVELOPMENT. Michael Schiavo made a motion to approve the resolution, the motion was seconded by Comm. Gies. Members voted as follows.

**Roll Call:** Mayor Tovinsky, Comm. Gies, Michael Schiavo, Steve Eggert, Thomas Maxwell, Robert Carter, Anthony Stagliano, Michael Marrone, all voting yes. Kim Beebe, Gary Prinski, Carmine Rampolla, Douglas Morgan, absent.

7. **CALENDAR OF NEW BUSINESS**

No new business for this month.

8. **PROFESSIONAL COMMENTS** – None

9. **BOARD COMMENTS**

Robert Carter – what is the status of the outstanding application?

Tara Weiss – Wawa is coming in December; Bobby Ray's is coming in November.

Anthony Stagliano – any news on Rudderow Ave?

Tara Weiss – I have not heard anything about when Rudderow Ave would be back. Also, the next meeting is going to be on November 8<sup>th</sup> at 7:30pm.

10. **MOTION TO ADJOURN THE MEETING, ALL VOTING IN FAVOR.**