

MINUTES
MT. EPHRAIM LAND USE BOARD MEETING
Borough Hall Court Office
121 S Black Horse Pike, Mt. Ephraim, NJ 08031
Monday, January 9, 2023, 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, Kim Beebe, Michael Schiavo, Steve Eggert, Robert Carter, Anthony Stagliano, Michael Marrone, Douglas Morgan, Jason Kerns, present. Commissioner Gies, Thomas Maxwell, absent.
4. **Calendar of Old Business – N/A**
5. **CALENDAR OF NEW BUSINESS**

Application on Wawa – 602 N Black Horse Pike, Mt. Ephraim

The applicant has request that this application be postponed until March 13th meeting, they will not need to re-notice.

Resolution of denial of Berger for a use variance – 508 W Kings Hwy, Mt. Ephraim

Michael Marrone made a motion to approve the denial, Anthony Stagliano seconded the motion.

Roll Call – Mayor Tovinsky, Kim Beebe, Michael Schiavo, Steven Eggert, Robert Carter, Anthony Stagliano, Michael Marrone, Jason Kerns. All voting yes.

6. **Professionals Comments – N/A**
7. **Board Comments – N/A**
8. **Public Comment -**

Thomas Crehan – I live on Gaskill Avenue, everything on social media is advocating that everyone should show up to tonight’s meeting, regardless of whether Wawa was present or not, because they reneged on their promise or whatever. I know this will not affect me directly, I am just trying to get a sense of what is supposed to take place.

Greg Fusco – Wawa has made application to the Land Use Board for a secondary access to Valley Road, the commercial property the old printing establishment on the corner, the first resident behind them, I guess they have some type of offer to sell that property and Wawa would like to cut a driveway through that property and out to Valley Road, so then people can utilize the light at the intersection to successfully make a left.

Thomas Crehan – will they be making a left onto Valley Road?

Greg Fusco – no, they would be making a right onto Valley Road and then make a left onto the Black Horse Pike. So, in order to do that, they need to come to this board for site plan approval and they have to provide plans, a traffic study, testimony, and they have been trying to do that for about a year/ year and a half, but this application is a little unusual, I have had a lot of experience with Wawa and they normally do all their homework ahead of time before they come but apparently they have met with the state after the fact, the county after the fact, and the residents after the fact and when I say after the fact, it was after they submitted their application but the board has never seen it, in terms of an actual presentation, they have seen the plans, I have done a review but they have never seen the applicant before them to make a presentation. In the meantime, hearsay gets on social media and then only god knows what you are hearing.

9. MOTION TO ADJOURN THE MEETING, ALL VOTING IN FAVOR.