

**MINUTES**  
**MT. EPHRAIM LAND USE BOARD MEETING**  
Borough Hall Court Office  
121 S Black Horse Pike, Mt. Ephraim, NJ 08031  
Wednesday, September 11, 2024, 7:00pm

1. **CALL TO ORDER.** Steve Eggert 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 Carney, Kim Beebe, Michael Schiavo, Steve Eggert, Tiffany Ferrara, Anthony Stagliano, Michael Rossano, John Saban, present. Commissioner Marrone, Thomas Maxwell, Robert Carter, Douglas Morgan, Rocco Vespe, absent.

4. **CALENDAR OF OLD BUSINESS**

- **August 14<sup>th</sup>, minutes, motion to approve, Anthony Stagliano, the motion was seconded by Mayor Carney.**

**Roll Call: Mayor Carney, Kim Beebe, Michael Schiavo, Steve Eggert, Tiffany Ferrara, Anthony Stagliano, Michael Rossano, John Saban, all voting yes.**

- **Resolution denying application for Stephen Rizzo Inc. – subdivision – 827 Station Avenue, Mayor Carney made a motion to approve, the motion was seconded by Anthony Stagliano.**

**Roll Call: Mayor Carney, Kim Beebe, Michael Schiavo, Steve Eggert, Tiffany Ferrara, Anthony Stagliano, Michael Rossano, John Saban, all voting yes.**

- **Resolution approving Ilya Zgslavsky – fence variance – 1023 W Kings Hwy., Anthony Stagliano made the motion to approve, the motion was seconded by Mayor Carney.**

**Roll Call: Mayor Carney, Kim Beebe, Michael Schiavo, Steve Eggert, Tiffany Ferrara, Anthony Stagliano, Michael Rossano, John Saban, all voting yes.**

5. **Board Comments – N/A**
6. **Public Comment – N/A**
7. **MOTION TO ADJOURN THE MEETING, ALL VOTING IN FAVOR.**