

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
MINUTES**

Time: 7:00 PM

Wednesday, June 7, 2017

1. Call to Order

The meeting was called to order at 7:00 PM by Mr. McKay.

2. Flag Salute

All participated in the Flag Salute

3. Sunshine Law

Notice of this meeting was published in accordance with the Open Public Meetings Act By posting on the municipal bulletin board, publication in The Burlington County Times and Courier-Post Newspapers, and by filing a copy with the Municipal Clerk

4. Announcement of “No new business after 11:00 PM”

5. Township Committee Resolution 2017-85-4

Appointing Paula Kosko as Class II Member to the Joint Land Use Board

**RESOLUTION TO APPOINT CLASS II
MEMBER TO THE JOINT LAND USE BOARD**

BE IT RESOLVED by the Township Committee of the Township of Hainesport, County of Burlington and State of New Jersey that pursuant to N.J.S.A. 40:55D-23 the Mayor is hereby appointed to the Hainesport Township Joint Land Use Board to serve for the mayor’s official tenure:

BE IT FURTHER RESOLVED that the mayor appoint an official of the municipality, other than a member of the governing body, to serve as a member of the Land Use Board for the term stated below, unless that person no longer serves as an official of the municipality:

Class II, Official of the Municipality, 1 year term to December 31, 2017 – Paula L. Kosko

BE IT FURTHER RESOLVED that a copy of this resolution be given to the CMFO, Administrator, and Joint Land Use Board Secretary for their records.

I, Amy P. Cosnoski do certify this to be a true copy of a resolution adopted by the Hainesport Township Committee at the Reorganization meeting held on April 11, 2017.

Amy P. Cosnoski
Township Clerk

A. Swearing in of New Appointee

Mr. Kingsbury administered the Oath of Office to Paula Kosko.

6. Roll Call

Present: Mrs. Kelley, Mr. Clauss, Mr. Lynch, Ms. Kosko, Mrs. Tyndale,
Mr. McKay

Absent: Mrs. Gilmore, Mayor Porto, Mr. Krollfeifer. Mr. Dodulik, Mrs. Baggio

Also Present: Robert Kingsbury, Esq., Board Attorney
Kathy Newcomb, Zoning Officer
Paula Tiver, Board Secretary

7. Items for Business**A. Case 17-04: Administrative change request to Resolution 2007-8: Block 100.18 Lot 3.01**

Mrs. Newcomb explained that this is in regards to Dorothy Green's Wellness Center that was approved in 2007 by Resolution 2007-08.

Mr. McKay stated that it is located on Route 38 near the antique store.

Mrs. Newcomb explained that Dorothy Green was required to send new tenants to the Board and show their license, parking, and what they do. She has never had an issue there. The existing tenants have come to the Board and now she has one space open. In the 2007-8 Resolution, page 3 Item 4, had a requirement, "Any independent contractors proposed for occupancy of any room in the building shall be subject to an appropriate application to the Planning Board to determine whether their occupancy and use conforms to zoning use requirements or has any impact on the site".

Mrs. Newcomb believes this to be a little daunting on the tenants that wish to go in there. She believes she is capable of making the determination and is seeking the Boards approval to remove item 4 and replace it that the zoning officer makes the determination.

The Board was in agreement that item 4 is no longer needed and they should allow the zoning officer to make that determination and keep a record of said.

Mr. McKay opened public comment. None. Closed public comment.

Mr. Clauss motioned to approve.

Second: Mrs. Kelley

Roll call: Mr. Clauss, yes; Mrs. Kelley, yes; Mr. Lynch, yes; Ms. Kosko, yes;
Mrs. Tyndale, yes; Mr. McKay, yes

Motion carries to approve amendment.

B. Case 15-13A: Administrative change request to Resolution 2016-05: Block 96 Lot 1.05

Mrs. Newcomb explained that this is in regards to the application for a generator at Shop Rite that was approved in 2016 by Resolution 2016-05. One of the requirements was to put up a cedar board fencing to enclose the generator. The generator company represented them at the meeting and did not make the change at that time. In order for Shop Rite to get the certificate of approval they put up the fence. The owner is not happy with the 6' wood fence and it does not go with the rest of the site. A wooden fence is more for a residential property. There are pictures enclosed in the packets of the new fence and the other chain link fencing that exists on the property. Also enclosed is a letter from Michael Dixon requesting a change to 8' chain link fence with privacy slats. The fence change would bring uniformity to the property.

There was a discussion and the Board was in agreement that it be changed to the 8' chain link fence with the privacy slats.

Mr. McKay opened public comment. None. Closed public comment.

Mr. Lynch motioned to approve.

Second: Mrs. Kelley

Roll Call: Mr. Lynch, yes; Mrs. Kelley, yes; Mr. Clauss, yes; Mrs. Tyndale, yes;
Ms. Kosko, yes; Mr. McKay, yes

Motion carries to approve amendment.

Mrs. Newcomb request a waiver for them to proceed prior to memorialization of the resolution.

Mr. Clauss motioned to approve waiver.

Second: Mr. Lynch

Roll call: Mr. Clauss, yes; Mr. Lynch, yes; Mrs. Kelley, yes; Mrs. Tyndale, yes;
Ms. Kosko, yes; Mr. McKay, yes

Motion carries to approve resolution.

8. Minutes

A. Regular Meeting Minutes of April 5, 2017

Motion to approve: Mrs. Tyndale

Second: Mr. Clauss

Roll Call: Mrs. Tyndale, yes; Mr. Clauss, yes; Mrs. Kelley, yes; Mr. McKay, yes;

Motion carries to approve.

9. Resolutions

A. Resolution 2017-09: Resolution granting final site plan approval for Parish Center and associated parking on Block 91 Lot 3

Motion to approve: Mr. Clauss

Second: Mr. Lynch

Roll Call: Mr. Clauss, yes; Mr. Lynch, yes; Mrs. Tyndale, yes; Mr. McKay, yes

Motion carries to approve.

B. Resolution 2017-10: Resolution granting bulk variances for in-ground swimming pool installation on residential lot on Block 100.06 Lot 6

Motion to approve: Mr. Clauss

Second: Mr. McKay

Roll Call: Mr. Clauss, yes; Mr. McKay, yes.

Motion carries to improve.

10. Correspondence

- A. Letter dated March 31, 2017 from Burlington Co Planning Bd. To Mr. Blair
Re: Easton Bible Church Addition Acceptance of Performance Guarantee
Block 114 Lots 3 & 4
- B. Letter dated April 6, 2017 from Alaimo Assoc. to Mr. Gillespie
Re: CHP Generator System at Shoprite Block 96 Lot 1.05
- C. Certification dated April 7, 2017 from Burlington Co. Soil Conservation to Mr. Blair
Re: 1505 Deacon Road Block 8 Lot 1.15
- D. Letter dated April 13, 2017 from Hainesport Fire Official to Hainesport Enterprises
Re: Review letter Block 58.01 Lots 1-6, Block 62.01 Lot 1
- E. Letter dated April 17, 2017 from Alaimo Assoc. to Ms. Cosnoski
Re: Hainesport 1910 Properties, LLC, Bradford, Case 2016-04 Plan Distribution
- F. Letter dated April 20, 2017 from Alaimo Assoc. to Mrs. Newcomb
Re: Sonic of Hainesport Drive-In Restaurant Block 96 Lot 1.10 Final Inspection
- G. Letter dated May 9, 2017 from Ragan Design to Denis Germano
Re: Winzinger Use Variance, Site Plan Waiver Block 73 Lot 11.01 Case 16-12
- H. Letter dated May 15, 2017 from Alaimo Assoc. to Mr. Krollfeifer
Re: Robert T. Winzinger, Block 73 Lot 11.01 Use Variance application
- I. Letter dated May 22, 2017 from Mr. Heinold to Mrs. Tiver
Re: Hainesport 1910 Properties, LLC, The Bradford Block 97 Lots 1 & 1.01
Deed of lot consolidation submitted

Motion to accept and file: Mr. Clauss

Second: Mrs. Tyndale

Roll Call: All in favor.

11. Professional Comments – None.

12. Board Comments

Mr. Clauss commented that the Board needs to beware of ground mounted solar panels. He drove by the Sonic and a glare came off of them then he was driving on the road behind it. There are also rails that stick out which looks hazardous.

13. Public Comments - None

14. Adjournment

Mr. Clauss motioned to adjourn at 7:30 pm.

Second: Mrs. Tyndale.

Roll call: Mr. Clauss, yes; Mrs. Tyndale, yes; Mr. Lynch, yes; Ms. Kosko, yes; Mrs. Tyndale, Mr. McKay, yes

Paula L. Tiver, Secretary