

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
MINUTES**

Time: 7:00 PM

Wednesday, April 4, 2018

1. Call to Order

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

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. Swearing in of New Appointees

A. Hainesport Township Resolutions 2018-34-1 and 2018-62-2

Postponed until the May 2, 2018 meeting

6. Roll Call

Present: Mayor Masciocchi, Mrs. Gilmore, Mrs. Kelley, Mr. McKay, Mr. Clauss,
Mrs. Baggio, Ms. Kosko, Mr. Wagner, Mr. Krollfeifer

Absent: Mrs. Tyndale, Mr. Levinson, Mr. Sylk, Mr. Evans

Also Present: Robert Kingsbury, Esq., Board Attorney
Greer Reinalda, Board Planner
Martin Miller, Board Engineer
Kathy Newcomb, Zoning Officer
Paula Tiver, Board Secretary

7. Items for Business

A. Appointment of Planner

Mr. Krollfeifer explained that on March 5th he was asked to join the Township Committee in which they interviewed applicants for the position. All of them had impressive credentials. At the conclusion of the meeting he made a recommendation that we should go with Taylor Design. It was based on a very impressive presentation by Scott Taylor and Greer Reinalda. We need to go through the formality of appointing the

planner. Several board members looked at the RFQ's and had given their comments to him prior to the interviews. Subsequently, the Township Committee appointed Taylor Design as the township planner. It does not make sense for us to have a different one.

Mr. Krollfeifer motioned to appoint Taylor Design as the Land Use Planner.

Second: Mrs. Kelley

Roll call: Mr. Krollfeifer, yes; Mrs. Kelley, yes; Mayor Masciocchi, yes;
Mrs. Gilmore, yes; Mr. McKay, yes; Mr. Clauss, yes; Mr. Wagner, yes;
Mrs. Baggio, yes; Ms. Kosko, yes

Motion carries to approve.

B. Case 18-02: Christopher Whittall

Block 100.06 Lot 49

21 Heather Lane

Bulk variance for inground pool.

Proper notice was given.

Mr. Kingsbury swore in the witnesses and Mr. Whittall.

Christopher Whittall stated that he and his wife purchased the home in 2006. They did not have any children at that time. They now have three children and want to put a pool in their backyard. When investigating the pool, they realized that it was going to be able to fit it in their triangular backyard. Working with Tim Sherlock from Aloha Pools, he was able to come up with a pool they would want. They are seeking a variance for setbacks and impervious coverage. He believes it will not affect their neighbors.

Mr. Krollfeifer stated he visited the site and the property is a pie shape containing no back property line. A variance of 7.7 feet on the side yard is needed where 15' is required. Another issue was the drainage which has been taken care of. He referred to Exhibit A1, map of lot showing drainage, and Exhibit A2, color over view of this property and the surrounding properties.

Mrs. Newcomb explained that Mr. Whittall's lot is very unusual. She has gone over with him the setbacks and the impervious coverage. She had a concern with the drainage on the lot. Mr. Guzzi and Mr. Miller spoke and a drainage design was established shown on A1. There will be a perforated pipe that goes down the right side of the property to most of his grass in the front yard. She has an email from Mr. Miller dated February 28, 2018 approving the plan for drainage.

Mr. Krollfeifer stated that Mr. Miller did call him this morning and explained it.

Tim Sherlock, Aloha Pool, stated that they are going over the impervious coverage with the size of the pool. The only way to fit the pool in the yard is to tuck it in towards the triangular corner. He did not have a lot of coverage to work with. They plan on removing the wood deck on the back of the home to replace it with concrete so that it is all one elevation as he steps out of his house. Regarding drainage, there is a swell on the right side of the property that will catch the water and run to the front with the drain being installed. He sees no issues with drainage on the left side of the property.

Mr. Krollfeifer questioned if the drain will take it out to the curb or dissipate in the front yard.

Mr. Sherlock stated it will dissipate in the front yard.

Dennis Christian, 23 Heather Lane, is the neighbor to the right with the pool. He has no issues with the pool.

Glenn Thompson, 4 Whitney Place, lives next door and has no objections. He knows he will not have any drainage issues.

Mr. Whitall asked that they please consider it. He has been working with Aloha Pools since June.

Mr. Krollfeifer opened public comment. None. Closed public comment.

Mr. Kingsbury stated a variance is needed for impervious coverage of 38.5% where 25 is permitted and side yard setback of 7.7' being the smallest.

Mr. Krollfeifer stated the setbacks are 7.7', 8.1', and 7.8'.

Mr. Clauss motioned to approve.

Second: Mayor Masciocchi

Roll call: Mr. Clauss, yes; Mayor Masciocchi, yes; Mrs. Gilmore, yes; Mrs. Kelley, yes; Mr. McKay, yes; Mr. Wagner, yes; Mrs. Baggio, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

Mr. Whitall requested a waiver to proceed prior to the memorialization of the resolution.

Mr. Clauss motioned to approve waiver.

Second: Mrs. Baggio

Roll call: Mr. Clauss, yes; Mrs. Baggio, yes; Mayor Masciocchi, yes; Mrs. Gilmore, yes; Mrs. Kelley, yes; Mr. McKay, yes; Mr. Wagner, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve waiver.

C. Case 16-11B: Hirshland & Company
Block 96 Lots 1.01 & 1.04
Route 38
Preliminary Site Plan & Bulk Variance
Attorney: Michael Floyd, Esq.

Letter from Michael Floyd, attorney, requesting application be continued to the May 2, 2018 meeting and no further notice be required.

Mr. Clauss motioned to continue Case 16-11B to May 2, 2018 at 7pm meeting and no further notice required

Second: Mrs. Baggio

Roll call: Mr. Clauss, yes; Mrs. Baggio, yes; Mayor Masciocchi, yes; Mrs. Gilmore, yes;

Mrs. Kelley, yes; Mr. McKay, yes; Mr. Wagner, yes; Ms. Kosko, yes;
Mr. Krollfeifer, yes

Motion carries to approve.

8. Minutes

A. Reorganization Meeting Minutes of January 3, 2018

B. Regular Meeting Minutes of January 3, 2018

Mayor Masciocchi motioned to approve the Reorganization and Regular minutes from January 3, 2018.

Second: Mrs. Kelley

Roll Call: Mayor Masciocchi, yes; Mrs. Kelley, yes; Mrs. Gilmore, yes;
Mrs. Baggio, yes; Mr. Clauss, yes; Mrs. Kosko, yes;
Mr. Wagner, yes; Mr. Krollfeifer, yes

Motion carries to approve.

9. Resolutions - None

10. Correspondence

- A. Letter dated February 2, 2018 from Burlington Co. Planning Board to Mr. Caplan
Re: 2509 Creek Road, LLC – Release of Maintenance Guarantee on Block 104
Lots 2.01, 3, 4, and 5.13
- B. Letter dated February 12, 2018 from State of NJ DEP to Mr. Vernose
Re: Flood Hazard Area Verification Approval Block 110 Lots 10, 10.02, and 10.03
- C. Letter dated February 13, 2018 from Alaimo Engineers to Mr. Smith
Re: G3 Enterprises (Gallo Warehouse) Block 104 Lot 33 Bond Release
- D. Letter dated March 16, 2018 from Burlington Co. Planning Board to Easton Bible Church
Re: Easton Bible Church – Release of Performance Guarantee Block 114 Lots 3 & 4
- E. Letter dated March 20, 2018 from Burlington Co. Planning Board to Mr. Blair
Re: Hirshland & Company Block 96 Lots 1.01 & 1.04
- F. Notice to Neighboring Landowners & Other interested parties from William Nicholson Associates
Re: NJDEP Application submitted by Our Lady Queen of Peace Block 91 Lot 3

Motion to accept and file: Mrs. Kelley

Second: Mrs. Gilmore

Roll call: Mrs. Kelley, yes; Mrs. Gilmore, yes; Mayor Masciocchi, yes; Mr. McKay, yes;
Mr. Clauss, yes; Mr. Wagner, yes; Mrs. Baggio, yes; Ms. Kosko, yes;
Mr. Krollfeifer, yes

Motion carries

11. Professional Comments

Mr. Krollfeifer welcomed Greer Reinalda as our planner.

Ms. Reinalda thanked the Board and looks forward to serving the Board and Hainesport Township.

Mrs. Newcomb welcomed Ms. Reinalda.

Mr. Kingsbury stated that he has worked with Taylor Design in other municipalities and believes they will be terrific here.

12. Board Comments

Mrs. Kelley welcomed Ms. Reinalda.

13. Public Comments

Mr. Krollfeifer opened public comment. None. Closed.

14. Adjournment

Mrs. Kelley motioned to adjourn at 7:22pm.

Second: Mrs. Gilmore

Roll call: All in favor

Paula L. Tiver, Secretary