

HAINESPORT TOWNSHIP JOINT LAND USE BOARD MINUTES

Time: 7:00 PM

Thursday, July 12, 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. Roll Call

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

Absent: Mrs. Tyndale, Mr. Sylk

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

6. Items for Business

Mr. Krollfeifer announced that Item D: Case 18-05 will not be heard this evening. The application has been withdrawn.

A. Case 18-06: Karen & Luis Quintana Block 100.02 Lot 8 9 Bancroft Lane Bulk variance for in-ground pool

Proper notice was given.

Mr. Kingsbury swore in Karen and Luis Quintana

Mrs. Quintana explained they are seeking a bulk variance for a 12’x15’x20’ in-ground pool in their back yard with a 5’ aluminum fence.

Mrs. Kelley stated she went to the property. Mr. Krollfeifer and Mrs. Baggio also went to the property.

Mrs. Baggio questioned if they have received HOA approval.

Mrs. Quintana explained that it was approved June 1 and is subject to the township approval.

Mrs. Newcomb explained that the applicant and pool company have worked together with her to try and meet the setback. They tried about a half dozen places. This is an unusual corner lot. This is the best place for the pool.

Mr. Krollfeifer explained that part of the issue is the patio.

Mrs. Newcomb explained this property is on the corner of Bancroft and Newport, which is two front yards. The building envelope is up to the house. It would still be an issue if the patio wasn't there.

Krollfeifer questioned if the shed will be removed.

Mrs. Quintana stated the pool equipment will be placed where the shed is now. The shed will most likely be moved to the back side of the house on the Bancroft side. That corner is not level. If they can't level it, they will have to submit to the HOA for a new shed.

Mr. Krollfeifer commented that we do have an issue in that area with unusual lots.

Kathy agreed.

Mrs. Kelley questioned the location of the fence.

Mrs. Quintana referred to her survey and photos and pointed out the area.

Mr. Clauss questioned if the fence would be on the property line.

Mrs. Quintana explained it would be approximately 6 to 12 inches.

Mr. Clauss questioned who would maintain that area.

Mrs. Quintana stated she and her neighbor spoke and will be putting in a rock bed.

Mrs. Newcomb commented that the fence is not solid and you can see.

Mr. Krollfeifer questioned if any trees need to be removed.

Mrs. Quintana explained that three bushes need to be removed on the Newport side to bring in the equipment needed to construct the pool. The bushes will probably be put back up at the 10' point up against the fence.

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

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; Mrs. Baggio, yes; Mr. Wagner, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

Mrs. Quintana requested a waiver to proceed with construction prior to the memorialization of the resolution.

Mr. Clauss motioned to approve.

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.

**B. Case 18-07: Kevin Stokley
Block 28 Lots 7.01 & 8
24 N. Cumberland Ave
Bulk variance for fence**

Proper notice was given.

Mr. Kingsbury swore in Kevin Stokley.

Mr. Stokley stated he is requesting a bulk variance to replace an existing chain-link fence with a white PVC privacy fence.

Mr. Krollfeifer commented that the Board received photos from Mrs. Newcomb and that he visited the site.

Mr. Krollfeifer questioned the height and location of the fence.

Mr. Stokley explained that it will be a 6' high PVC privacy fence. It will replace the existing chain-link fence that goes down First St. They are looking to abut up to the neighbor's fence and connecting to the corner of his home.

Mr. Krollfeifer questioned if the fence is similar to the neighbors fence.

Mr. Stokley stated that it will match.

Mrs. Baggio and Mrs. Kelley stated that they both visited the property.

Mr. McKay questioned if it would include a gate replacement on First St.

Mr. Stokley explained that the gate would be replaced with a single person entry gate. He pointed out on the picture where he will put a double gate to be able to get his lawnmower in and out.

Mrs. Baggio questioned the height of the existing chain-link fence.

Mr. Stokley answered 4'.

Mrs. Newcomb explained that Mr. Stokley recently moved to this home, it was his parent's property. He has done many improvements over the last 6 months. The little out building has a hot tub and was one of the reasons they wanted some privacy.

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

Mrs. Baggio motioned to approve.

Second: Mayor Masciocchi

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

Motion carries to approve.

Mr. Stokley requested a waiver to proceed with construction prior to the memorialization of the resolution.

Mr. Clauss motioned to approve.

Second: Mrs. Kelley

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

Motion carries to approve the waiver.

Mr. Stokley commented to the Board that Mrs. Tiver and Mrs. Newcomb are huge assets to this township and the Board. They helped him and his wife through the entire process and the Board needs to recognize what they do.

Everyone thanked him.

C. Case 18-08: Janice Curry
Block 52 Lots 12 & 13
2303 Walnut Ave.
Bulk variance for garage

Proper notice was given.

Mr. Kingsbury swore in Janice Curry.

Mrs. Curry is seeking a bulk variance to build a garage.

Mr. Krollfeifer asked the height of the garage.

Mrs. Curry stated the garage would be 15' x 20' and 12' in height.

Mr. Krollfeifer asked if will be used to store vehicles.

Mrs. Curry answered yes and motorcycles.

Mrs. Newcomb explained that the property is a small corner lot. The heights have a lot of smaller lots. There is an existing driveway and on the left side there is telephone pole. If you look at the pictures there is really no back yard. There is a lot of buffering along the Maryland Ave. side.

Mrs. Newcomb questioned if the old shed would be staying.

Mrs. Curry stated they will remove it.

Mrs. Newcomb stated that will then give them only one accessory building.

Mr. Krollfeifer questioned if they will be using the existing driveway.

Mrs. Curry explained that the garage will go on the driveway.

Mr. Krollfeifer, Mrs. Kelley, and Mrs. Baggio visited the site.

Mrs. Baggio questioned if it would leave enough space to park a car in the driveway.

Mrs. Curry answered yes. The garage will not come to the front of the house. She believes they will be able to fit two cars besides the garage.

Mrs. Newcomb explained there will still be 20' from the curb line.

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

Mayor Masciocchi motioned to approve.

Second: Mrs. Kelley

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

Mrs. Curry requested a waiver to proceed with construction prior to the memorialization of the resolution.

Mr. Clauss motioned to approve.

Second: Mrs. Kelley

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

Motion carries to approve the waiver.

D. Case 18-05: CGP Acquisitions & Development, LLC.

Block 107 Lot 5.05

1331 Route 38

Informal Review for Dollar General

Application was withdrawn by applicant.

7. Minutes

A. Regular Meeting Minutes of June 7, 2018

Motion to approve: Mr. McKay

Second: Mr. Clauss

Roll call: Mr. McKay, yes; Mr. Clauss, yes; Mrs. Gilmore, yes; Ms. Kosko, yes;
Mr. Levinson, yes; Mr. Krollfeifer, yes

Motion carries to approve.

8. Resolutions - None

9. Correspondence

A. Letter dated June 5, 2018 from Mr. McAndrew to Janet Stevens
Re: Zeus Investments, LLC Easement – Ellsworth Associates

B. Letter dated June 20, 2018 from Alaimo Assoc. to Ms. Kosko
Re: Case 16-07 Mary Way, Inspection Escrow & Plan Distribution

C. Compliance letter dated June 26, 2018 from Taylor Group to Land Use Board
Re: Case 18-03 Zucconi Property Group, Block 107 Lots 3, 5.02, & 6

Mr. Clauss motioned to accept and file.

Second: Mrs. Kelley

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

10. Professional Comments - None

11. Board Comments

Mr. Clauss stated we have a good staff.

12. Public Comments

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

13. Adjournment

Mr. Clauss motioned to adjourn at 7:23pm.

Second: Mrs. Baggio

Roll call: All in favor

Paula L Tiver, Secretary