

HAINESPORT TOWNSHIP JOINT LAND USE BOARD MINUTES

Time: 7:00 PM

Wednesday, January 9, 2019

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: Mr. Clauss, Mrs. Gilmore, Mrs. Kelley, Mrs. Baggio, Mrs. Tyndale, Ms. Kosko, Mr. Krollfeifer, Mr. Levinson, Mr. Sylk, Mr. Tricocci

Absent: Mr. McKay, Mr. Wagner

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

6. Items for Business

A. Case 16B: Quaker Group Burlington II, L.P.
Block 100.14 Lot 12
Bancroft & Route 38
Extension of time to Resolution 2017-04
Attorney: Patrick McAndrew

Patrick McAndrew stated he is here with Nick Casey, Representative for Quaker Group. They were received a use variance two years ago to build 32 town homes on this 12 acre site. They did get a one year extension last year which is good until January 4th and are seeking another one year extension. They are still working on the project along with some alternatives. Zoning, neighborhood and surrounding uses have not changed.

Mr. Kingsbury swore in Nick Casey.

Mr. Casey stated he was before the Board in December 2017 requesting a one year extension. Immediately after that was granted, they began discussions with the township

for an alternate plan for this site, 20 single family lot development. Through the discussions, the best plan to take would be go through a designation of an area in need of rehabilitation. It was believed that this area was already done as an area in need of redevelopment, that process never moved forward. The Board's planner gave a presentation here at the November meeting. The Board was for it and moved it to Township Committee. The planner is working on the plan to be introduced in the next month or two. It will come back to this Board. They do plan to move forward as soon as the appeal period has expired with a submission of plans. They are hoping to submit a preliminary and final plan together. They are requesting a one year extension conditioned on that the extension would expire upon the expiration of the appeal period once the redevelopment plan is adopted. They want to preserve their rights under the variances they had in the event the Township decides that they do not wish to move forward with the single family development.

Mr. McAndrew questioned if he was holding on to the old approval while exploring a new direction.

Mr. Casey answered yes. All of their efforts have gone towards a reduced scale project. They do have the property under contract with Bruce Paparone.

Mr. Krollfeifer questioned if the request for the extension is for the 34 townhouses, but you are planning to move forward with the single family residences.

Mr. Casey stated that is correct. They want to reserve their rights for the old plan in case they run into some opposition for the alternate plan.

Mr. McAndrew stated the extension would expire if the zoning changes.

Mr. Kingsbury explained he had a discussion with the township attorney. He requested if the Board grants a one year extension and if the zoning changes, it would expire the previous approval granted. They would have to comply with the new zoning ordinances or come back to the Board.

Mr. McAndrew agreed.

Mr. Kingsbury will put it in the resolution as a condition.

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

Mrs. Baggio motioned to approve with the condition as stated by Mr. Kingsbury regarding if there is a zoning change.

Second: Mr. Clauss

Roll Call: Mrs. Baggio, yes; Mr. Clauss, yes; Mrs. Gilmore, yes; Mrs. Kelley, yes; Mr. Levinson, yes; Mr. Sylk, yes; Mrs. Tyndale, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries.

B. Discussion on the 2018 Hainesport Joint Land Use Board Annual Report

Mr. Krollfeifer questioned if the Board had any questions regarding the report.

Mrs. Tiver explained that the Board needs to look at the different cases that we had over the course of this past year and see if there are any similarities that may warrant an ordinance change. If there are none, then the Board would motion to approve with no recommendation.

Mrs. Tyndale motioned to approve with no recommendations.

Second: Mrs. Gilmore

Roll Call: Mrs. Tyndale, yes; Mrs. Gilmore, yes; Mr. Clauss, yes; Mrs. Kelley, yes;
Mr. Levinson, yes; Mrs. Baggio, yes; Ms. Kosko, yes; Mr. Sylk, yes;
Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries.

7. Minutes

A. Regular Meeting Minutes of November 1, 2018

Motion to approve: Mrs. Kelley

Second: Mrs. Tyndale

Roll Call: Mrs. Kelley, yes; Mrs. Tyndale, yes; Mr. Clauss, yes; Mrs. Gilmore, yes;
Mr. Levinson, yes; Mrs. Baggio, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

Mr. Kingsbury commented that he believes there are people in the audience who are here for an application that is not on the agenda.

Mr. Krollfeifer stated that there is no other new business on the agenda for this evening.

Mrs. Tiver explained that the Vernose application will not be heard this evening. It is currently on hold because they are revising their plans. They will be advertising the public notice and are hoping to come to the February meeting.

8. Resolutions

A. Resolution 2018-14 Donna Levesque Connor/Chris Connor

Granting side yard and front yard setback variances for deck addition to an existing residential dwelling

Motion to approve: Mr. Clauss

Second: Mrs. Baggio

Roll Call: Mr. Clauss, yes; Mrs. Baggio, yes; Mrs. Gilmore, yes; Mrs. Tyndale, yes;
Ms. Kosko, yes; Mr. Levinson, yes; Mr. Krollfeifer, yes

Motion carries to approve.

B. Resolution 2019-02: Hainesport Joint Land Use Board

Adopting 2018 Annual Report

Approved under item 6B.

9. Correspondence

- A. Letter dated November 14, 2018 from Alaimo Association to Paula Kosko
Re: G3 Enterprises Inc. (Gallo Warehouse) Block 104 Lot 33, Performance Bond Release Recommendation
- B. Letter dated November 30, 2018 from Taylor Design to Land Use Board
Re: Case 16-02A: Our Lady Queen of Peace, Block 91 Lot 3, 1603 Marne Hwy., Resolution Compliance #1
- C. Letter dated December 17, 2018 from Alaimo Association to Mr. Mancini
Re: Hainesport Enterprises, Block 61.01 Lot 4, 1460 Route 38, Use Variance and Site Plan Review

Motion to accept and file: Mrs. Kelley

Second: Mrs. Tyndale

Roll Call: Mrs. Kelley, yes; Mrs. Tyndale, yes; Mr. Clauss, yes; Mrs. Gilmore, yes;
Mr. Levinson, yes; Mrs. Baggio, yes; Mr. Sylk, yes; Ms. Kosko, yes;
Mr. Krollfeifer, yes

Motion carries

10. Professional Comments - None

11. Board Comments - None

12. Public Comments

Mr. Krollfeifer opened public comment.

John Finley, 47 Phillips Road, stated he is concerned with the speed limit on his road. It is marked 35mph. It is used as a short cut from Fostertown Road to Hainesport-Mt. Laurel Road. Someone came in front of him and was doing 65 to 70 mph. It has been a problem for years. His son was almost hit when getting on the bus. The condition of the road is also bad. It has not been paved in the 20 years he has been here and there are no lines on the road. It is not a safe environment for the residents.

Mr. Krollfeifer suggested that he go to the township committee meeting and make his concerns known to them. It is also being brought to the attention of our administrator who is here this evening. The Township Committee would be the ones to take action on it. The State Police also attend the meeting and want to know about these issues.

Mr. Finley would like to see speed bumps to help reduce the speed.

Mr. Krollfeifer explained that he lives on Easton way which have speed bumps and stop signs and still have the problem. There are a couple other places that have the same issues in town. He has spoken to the police about it. They said they will come out but they are residents that are the ones violating it.

Ms. Kosko explained that for the residents on Phillips Road, Hainesport Township was awarded a DOT grant last year for \$230,000. The engineer will be coming to the

township January 22 meeting to present the project to the governing body. A decision has to be made on what type of resurfacing needs to be done. It is known that it needs more than just an overlay. It is the first slated to be repaired and should be started this year. In regards to the speeding, we have just purchased a speed radar machine. This is a hidden device where we capture true data. We are trouble shooting it now. It will be put out on Phillips Road to get true data which will be shared with the State Police. They will then be able to patrol accordingly. It is an arterial roadway which there is more speeding that occurs. We are addressing the concerns. If you have any more concerns, please come to the township meeting or call the township to talk about it anytime.

Mr. Krollfeifer closed public comment.

13. Adjournment

Mrs. Gilmore motioned to adjourn at 7:21,

Second: Mrs. Kelley

Roll call: All in favor.

Paula L. Tiver, Secretary