

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
MINUTES**

Time: 7:00 PM

February 6, 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. Swearing in of New Appointees

A. Hainesport Township Resolutions 2019-6-1

Mr. Kingsbury administered the oath of office to Mr. Wagner.

6. Roll Call

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

Absent: Mr. McKay

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

7. Items for Business

**A. Case 19-01: Habitat for Humanity of Burlington Co. & Greater Trenton
Princeton Affiliate, Inc.
Block 59 Lot 1.01
2312 Walnut Ave.
Bulk variance for new house
Attorney: Barbara Casey**

Proper notice was given.

Barbara Casey, attorney, is here representing Habitat for Humanity of Burlington County and Greater Trenton-Princeton. Habitat is the owner of 2312 Walnut Ave. which is located in the R2 residential zone. They are trying to develop a single family residential home to be sold to a partner family. It is a family that qualifies under NJ Law as low to moderate income housing. To qualify they must also put in sweat equity into their home or another Habitat home. It is between 200 to 300 hours and they also have to go through education programs. Because Habitat offers no interest financing for their home, they are partnered with Habitat for a long time, typically 20 to 30 years. They stay with them to help them maintain good homeownership. This is a positive program which has had a lot of success. They are excited to do this home in Hainesport. This does qualify for low to moderate housing under the COAH obligation.

Mr. Kingsbury swore in Gerald Blackman, planner, David Cummings, construction director, Ashley Griffiths, director of family & volunteer services.

Mr. Blackman gave his credentials as a planner.

The Board accepted.

Mrs. Casey explained due to the nature of this property, there are numerous variances needed.

Mr. Blackman stated this is a new single family resident to be constructed on a 5,000 sq. ft. lot where 15,000 sq. ft. is required. It is located at the south east corner of Walnut Ave and Delaware Ave. This is an older neighborhood and is similar to the surrounding uses. Some of the variances would be existing nonconformities, which would be lot size, lot frontage, lot width, that they are asking for tonight. He referred to exhibit A1 which is sheet a1 that was submitted with the application. It contains a zoning chart which summarizes the requirements and what is proposed. It shows what they conform with and which ones they do not conform to the ordinances. They will be seeking variances for them tonight.

Mr. Blackman explained that the property has no structures other than fencing. The Board has a packet of the house that previous stood on the property (A2). The building that previously stood on the property is not much different in size than the one proposed. The previous home was single story with an attic and a basement. Proposed is a single story with attic and no basement. The home is 29.67' wide by 46' deep, 1365 sq. ft.; an 8'x18' front porch, 144 sq. ft.; a secondary side entrance, 26 sq. ft.; seeking impervious coverage of 42% where 27% is allowed. Proposed is 3 bedroom, 1 1/2 baths with a masonry foundation. He referred to sheet A2 shows the building elevations (A3). It will be a wood frame with siding, masonry foundation and asphalt shingles. The porch would be covered and a railing system, exterior lighting for the entrances, two 9'x18' sparking spaces, no garage or pool are proposed. It will have public water and sewer.

Mrs. Newcomb questioned what material will be used for the driveway and if it is included in the impervious coverage.

Mr. Blackman answered that it is a concrete driveway and is included in impervious coverage. There is also a sidewalk leading to the side door which is also included.

Mrs. Casey stated there are a couple changes in the plan since it was submitted.

Mr. Blackman explained that the original plan was two full bathrooms and now there is 1 ½ baths. The bay window has been changed to a boxed bay window because the eave didn't extend over it. He referred to the new A1 page with the revision date of 2/6/2019 marked as exhibit A4.

The other variances needed are as follows:

- Property is a corner property with two front yards requiring a 30' setback. A variance for 9.08' on Delaware Ave. and a 22.17' set back to porch from Walnut Ave.
- The east side of house has a required side yard setback of 10'. They are proposing a 6.17' setback to the entry landing. It is 10' to the building.
- Total impervious coverage
- Existing nonconformities having to do to the size of the lot.

They meet the requirements for the rear setback of 20', they are proposing 23'.

Mr. Blackman continued that in order to conform to everything, the only thing that could go on the lot would be 10' in width and 50' in length.

Mr. Levinson questioned if there was enough room for two cars in the driveway.

Mrs. Newcomb answered yes; they are the typical size of 9' x 18' each. She also stated that this property because it is a corner lot has two front yards and two side yards. There is no backyard.

Mr. Krollfeifer questioned if the new house would take up the same amount of space as the old home that collapsed.

Mr. Blackman believes it will be very close to the size being proposed.

Mrs. Newcomb stated the old house was 22.85' wide.

Mr. Blackman stated the proposed house is about 6' wider.

Mrs. Newcomb commented that the proposed house is extremely similar to the footprint of the old house.

Mr. Blackman summarized the variances:

	Required	Proposed
• Lot size	15,000	5,000
• Lot frontage	100	50
• Lot width	100	50
• Impervious coverage	27%	42%
• Front yard setback	30	9.08
• Front yard setback	30	22.17
• Side yard setback	10	6.17

Mr. Blackman believes the variances can be approved without substantial detriment to the ordinance, planning, or zoning in accordance with the master plan. They are proposing infill development which meets the housing needs not only for income but age

levels and the townships low to moderate income housing obligation. There are similar homes in the immediate area to the proposed home. This will not be taxing on the existing infrastructure. The use proposed is the same use as what use to exist on the property.

Mr. Krollfeifer referred to the pictures that Mrs. Newcomb took (exhibit A5). He questioned what trees would be removed, stay, and what is proposed for landscaping.

Mr. Cummings believes the large tree in the front will be removed. The driveway probably could be moved over to save that tree. The tree in the rear and the one on the side probably can stay.

Mr. Blackman commented that they did not prepare a landscaping plan. The areas not paved would have grass and probably low foundation plantings around the house. They were not proposing any specimen trees. They could add some on site and make an effort to save the ones currently on the lot.

Mr. Krollfeifer questioned if it would be appropriate for a landscaping plan.

Mr. Kingsbury stated if the Board is granting variances they can require landscaping. If someone came in that doesn't require any variances, the Board could not require landscaping. You could require as a condition that they submit a landscaping plan subject to the planner's approval.

Mr. Blackman said they could submit that with building permits.

Mr. Krollfeifer commented before any trees are taken down.

Mr. Krollfeifer opened public comment.

Lawrence Garron, 113 Delaware Ave, was sworn in. He said the tree in the back is partially dead.

Frances Garron, 113 Delaware Ave, was sworn in. She lives next door and has concerns with the height of the fence.

Ms. Casey said there would be no fencing in the front yards and typically leave it in the back. It's not a requirement and if needed can take it down.

Mr. Garron stated that the fence closes to his home is built on cinder blocks and has shifted closer to his house.

Ms. Casey explained that anything like that would come down. If it were a normal fence and was on the property line, it would remain. It would come down if there was an issue with encroachment. They wouldn't be putting in a new fence.

Mr. Krollfeifer closed public comment.

Mrs. Newcomb stated that there is no COAH requirement on this home because it is a replacement home.

Mr. Clauss stated the fencing on the property line is substandard and he would like to see it removed.

Ms. Casey stated it will be removed.

Ms. Kosko questioned how the community build be done with the Hainesport community. Will the community be asked to help with the build? What would be the next step?

Ms. Griffiths explained that in terms of volunteering, they try to engage the community as much as possible. They attend township meetings and ones like tonight to raise awareness that they are building in the town and try to get the word out. Anyone interested in volunteering in the project would contact her. They ask the towns to help with marketing for applications. She brought some posters and flyers with her tonight. They try to engage the town as much as possible because they cannot do it without the support.

Ms. Baggio questioned if there is a partner family lined up before construction begins.

Ms. Griffiths stated it depends. They do struggle to find qualified partner families. There are strict criteria. The family needs to demonstrate the need for affordable home ownership, willingness to partner with them, willingness to complete the sweat equity hours, and the ability to repay a mortgage. They do underwriting the same as a regular mortgage lender, look at credit, and the window of opportunity is very small. The family is told this is the number of bedrooms and bathrooms in the area. People are able to express their interest and apply. They don't necessarily need to see what it looks like because they don't necessarily have a say in what it looks like. Habitat has been marketing this property and has applications in the Que. The application deadline is February 28, 2019. They will extend the deadline is a partner family is not found. They will start building whether a family is assigned to the property or not.

Mr. Kingsbury explained the variances needed are lot frontage, 2 front yard setbacks, side yard setback, lot size, lot depth, and impervious coverage. If you want to impose a landscaping condition, you can do that. It can be voted as one vote.

Mr. Clauss questioned if they can ask for the fence to be removed.

Mr. Kingsbury answered yes.

Ms. Casey questioned what would be required of them if a landscaping plan is required. What will that entail?

Mr. Kingsbury explained it entails them submitting a landscaping plan to the planner and the planner agreeing or making suggestions. It is not a complicated process in this case.

Ms. Casey explained they take great care not to put a maintenance burden on the partner family.

Mr. Cummings questioned if the landscaping plan had to be done by a planner or can it be done in house.

Mr. Kingsbury sees no reason why it cannot be done in houses.

Ms. Casey stated she will work with Mr. Taylor to addresses the comments made tonight. Mrs. Baggio motioned to approve all the bulk variances as stated with the conditions of a landscaping plan that can be worked out with the Board's planner, undesirable fencing be removed, and save the mature trees if possible.

Second: Mrs. Kelley

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

Motion carries to approve.

8. Minutes

A. Reorganization Meeting Minutes of January 9, 2019

B. Regular Meeting Minutes of January 9, 2019

Mr. Clauss motioned to approve the Reorganization and Regular minutes:

Second: Mrs. Baggio

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

Motion carries to approve.

9. Resolutions

A Resolution 2019-03: Quaker Group Burlington II, L.P.

Granting conditional one year extension of use variance for residential Townhouse development on Block 100.14 Lot 12

Motion to approve: Ms. Kosko

Second: Mr. Clauss

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

Motion carries to approve.

10. Correspondence

- A. Letter dated January 18, 2019 from Alaimo Engineers to Paula Kosko
Re: Case 16-02A Our Lady Queen of Peace Performance Bond & Plan Distribution
- B. Letter dated January 23, 2019 from Burlington Co. Planning Board to Gene Blair
Re: Our Lady Queen of Peace Acceptance of Performance/Maintenance Guarantee
- C. Letter dated January 24, 2019 from Taylor Design to Joint Land Use Board
Re: Case 17-11 Hainesport Enterprises Block 61.01 Lot 4, Compliance sign off

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

Motion carries.

11. Professional Comments - None

12. Board Comments - None

13. Public Comments - None

14. Adjournment

Mr. Clauss motioned to adjourn at 7:52pm.

Second: Mr. Wagner

Roll call: All in favor

Paula L. Tiver, Secretary