

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD  
MINUTES**

**Time: 7:00 PM**

**February 5, 2020**

**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 MacLachlan, Ms. Schneider, Mrs. Kelley, Mr. McKay, Mr. Wagner,  
Mrs. Baggio, Mrs. Tyndale, Ms. Kosko, Mr. Levinson  
Mr. Krollfeifer

Absent: Mr. Sylk, Mr. Tricocci

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

**6. Items for Business**

**A. Debra & Sterling Martin  
Block 94 Lot 1.01  
550 Lumberton Road  
Bulk variance for 2 car detached garage**

Proper notice was given.

Mrs. Kelley recused herself due to living within 200’.

Mr. Kingsbury swore in Debra Martin.

Mrs. Martin explained she would like to add a two car garage to her property.

Mr. Krollfeifer stated they have an existing two car garage.

Mrs. Martin confirmed.

Mr. Krollfeifer questioned how far the garage will be from the property lines.

Mrs. Newcomb stated that the ordinance allows up to a 3 car garage, so they are asking for one additional garage.

Mr. Krollfeifer stated that the map shows that you are approximately 60' and 74' away from the property line. He was at the property the other day. Is the location where it is marked out and has stumps?

Mrs. Martin answered that it is and they need to remove the stumps.

Mr. Krollfeifer questioned if the creek came up to her property line.

Mrs. Martin stated it is further back.

Mrs. Newcomb commented that they are out of the wetlands area.

Mr. Levinson questioned where the garage doors would be located.

Mrs. Martin pointed out the location on the map.

Mr. Krollfeifer asked if the garage doors would be closest to the driveway.

Mrs. Martin answered yes.

Mr. McKay questioned what variances are needed,

Mrs. Newcomb stated that a variance is needed for one additional car garage. The ordinance only allows for a three car garage. They meet all other requirements.

Mrs. Baggio questioned where the existing two car garage is.

Mrs. Martin stated that it is attached to the house.

Mr. Krollfeifer commented that it is at the northeast corner.

Mrs. Baggio stated that it would be a free standing two car garage.

Mrs. Martin confirmed.

Mrs. Newcomb explained that if approved, she has asked the property owner to define the property line so that she can determine that they are meeting the requirements.

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

Mr. Krollfeifer commented that there is a letter in correspondences regarding this property.

Mrs. Newcomb explained that they are on public water and sewer, so they are fine.

Mr. McKay motioned to approve

Second: Mayor MacLachlan

**Roll call:** Mr. McKay, yes; Mayor MacLachlan, yes; Ms. Schneider, yes;  
Mr. Levinson, yes; Mr. Wagner, yes; Mrs. Baggio, yes; Mrs. Tyndale, yes;  
Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

Mrs. Martin asked for a waiver to proceed prior to memorialization of the resolution.

Ms. Schneider motioned to approve.

Second: Mayor MacLachlan

**Roll call:** Ms. Schneider, yes; Mayor MacLachlan, yes and questioned if there is a liability to the applicant;  
Mr. Kingsbury explained if they start the project and someone appeals it, they would be proceeding at their own risk.  
Mr. Levinson, yes; Mr. McKay, yes; Mr. Wagner, yes; Mrs. Baggio, yes;  
Mrs. Tyndale, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

## 7. Minutes

### A. Regular Meeting Minutes of December 4, 2019

Motion to approve: Mrs. Baggio

Second: Mr. Wagner

**Roll call:** Mrs. Baggio, yes; Mr. Wagner, yes; Mrs. Kelley, yes; Mr. McKay, yes;  
Mrs. Tyndale, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

### B. Reorganization Meeting Minutes of January 8, 2020

Motion to approve: Mrs. Kelley

Second: Mrs. Tyndale

**Roll call:** Mrs. Kelley, yes; Mrs. Tyndale, yes; Mayor MacLachlan, yes;  
Ms. Schneider, yes; Mr. Wagner, yes; Mrs. Baggio, yes;  
Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

### C. Regular Meeting Minutes of January 8, 2020

Motion to approve: Mayor MacLachlan

Second: Ms. Schneider

**Roll call:** Mayor MacLachlan, yes; Ms. Schneider, yes; Mrs. Kelley, yes;  
Mr. Wagner, yes; Mrs. Baggio, yes; Mrs. Tyndale, yes; Ms. Kosko, yes;  
Mr. Krollfeifer, yes

Motion carries to approve

## 8. Resolutions

**A. Resolution 2020-05: Hainesport Commerce Center  
Granting minor subdivision approval of Block 83.01 Lots 1-3, Block 96 Lot 1,  
and Block 96.01 Lot 1**

Motion to approve: Mrs. Baggio

Second: Ms. Kosko

**Roll call:** Mrs. Baggio, yes; Ms. Kosko, yes; Mayor MacLachlan, yes;  
Ms. Schneider, yes; Mrs. Kelley, yes; Mr. McKay, yes; Mr. Wagner, yes;  
Mrs. Tyndale, yes; Mr. Krollfeifer, yes

Motion carries to approve.

**B. Resolution 2020-06: Hainesport Commerce Center  
Granting preliminary and final major site plan approval on newly created Block  
96 Lot A**

Motion to approve: Mayor MacLachlan

Second: Ms. Kosko

**Roll call:** Mayor MacLachlan, yes; Ms. Kosko, yes; Ms. Schneider, yes;  
Mrs. Kelley, yes; Mr. McKay, yes; Mr. Wagner, yes; Mrs. Baggio, yes;  
Mrs. Tyndale, yes; Mr. Krollfeifer, yes

Motion carries to approve.

**9. Correspondence**

- A. Letter dated January 13, 2020 from Burlington Co. Planning Board to Mr. Blair  
Re: Hainesport Dealership – 1395 Route 38, LLC, Block 98 Lot 3, Block 99 Lot 5,  
Block 116 Lot 1 - Exemption
- B. Letter dated January 14, 2020 from Burlington Co. Planning Board to Mrs. Tiver  
Re: The Reserve at Creekside, Quaker Group Burlington II, LP Block 100.14 Lot 12  
& 4, Block 108 Lot 2.01
- E. Letter dated January 16, 2020 from MUA  
Re: 550 Lumberton Road, Block 94 Lot 1.01

Motion to accept and file: Mrs. Kelley

Second: Mrs. Tyndale

**Roll call:** Mrs. Kelley, yes; Mrs. Tyndale, yes; Mayor MacLachlan, yes;  
Ms. Schneider, yes; Mr. McKay, yes; Mr. Wagner, yes; Mrs. Baggio, yes;  
Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries

**10. Professional Comments - None**

**11. Board Comments**

Mr. Krollfeifer pointed out that we have several meetings this year that do not fall on a Wednesday. There are two or three on a Thursday.

12. Public Comments - None

13. Adjournment

Mrs. Tyndale motioned to adjourn at 7:19pm.

Second: Mr. Wagner

**Roll call:** All in favor

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Paula L. Tiver, Secretary