

HAINESPORT TOWNSHIP JOINT LAND USE BOARD MINUTES

Time: 7:00 PM

February 3, 2021

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 Gilmore, Mr. MacLachlan, Mr. McKay, Mr. Tricocci, Mrs. Baggio
Mrs. Tyndale, Ms. Kosko, Mr. Krollfeifer, Mr. Bradley, Mr. Murphy

Absent: Mrs. Kelley, Mr. Sylk, Mrs. Cuniglio

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

6. Items for Business

A. 2021-04: Route 38-Mt. Holly Bypass Redevelopment Plan Adopting findings and recommendations to Hainesport Township Committee following review of Route 38-Mt. Holly Redevelopment Plan

Mr. Krollfeifer explained that is part of the process we have already completed and is the 5th step in about ten. He referred to page 12 of the plan that there are 6 bullets of information that a lot of progress has been made since October. There was a special meeting that he attended in which we are correcting a lot of things in the area with the cooperation of the property owners. They are all working together and he believes it will be a nice project.

Mr. Taylor explained that this is step 5 in about 10 steps. They have had about 10 meetings with the town and potential landowners between step 4 and this step. He gave a

brief overall for the public and new Board Members. Back in May of 2020 the Township Committee asked the Joint Land Use Board to do an investigation to determine if 12 properties located at the northeast corner of Mt. Holly Bypass and Route 38 met the statutory criteria to be considered an area in need of redevelopment under the housing law. On October 7, 2020 the Joint Land Use Board reviewed that report and felt that several of the statutory criteria were met. The properties did qualify. On October 13, 2020 the Township Committee designated the area in need of redevelopment without condemnation. Anything done within that area is completely voluntary by the landowners. Since those three public meetings, we now have a designated redevelopment area.

Mr. Taylor referred to the map from the hearing on October 7, 2021 and explained what the different businesses are with that area. Versions of the map are included on page 6 and 7 of the plan. As discussed in the prior hearings there were a number of issues and problems in that area. The Classic Nissan has two parcels that an access road to the Atlantic Wood property divides the two. There was an informal agreement years ago for a cross easement but nothing formal. There is an issue that to get to other parcel, one would have to go out on to Route 38 and use the jug handles to get to the other parcel. The severely acute angle for trucks exiting Atlantic Wood site on to Route 38 westbound created a problem for the trucks. The truck would have to occupy both travel lanes, into the shoulder and almost into the center barrier to make that turn. It is not DOT compliant and has been that way forever but is not a safe truck maneuver.

The Hessert property is significantly impacted by the DOT jug handle. The complications from that has made it mostly impossible to develop. Through redevelopment we have structured a plan to eliminate some of these problems.

Preliminary investigations done by Atlantic Wood had identified several contaminants in the soil on their property. If the property was to continue on its own those would continue. By approaching this under the redevelopment plan, it allows the municipality to work with those land owners to come up with a plan. He believes the plan before us is a win. This has set a plan with 5 of those properties within the redevelopment area and sets up the frame work for them.

This plan sets up permitted uses, bulk standards, design standards, site layout, and improvements on those properties. This will become a mini master plan for these properties.

Because this is an ordinance, it has to be referred to this Board for Master Plan consistency. The next step will be the public hearing on February 16, 2021 with the Township Committee for the adoption of the redevelopment plan by ordinance. After this is adopted, all these properties have to come back to the Joint Land Use Board for a subdivision and/or site plan approval.

The Master Plan has talked for decades on capitalizing on the Route 38 corridor to stimulate investment and growth. It has also talked about improving vacant and underutilized sites. Tonight's meeting is to determine if the redevelopment plan is consistent with the provisions of the Master Plan and if there were any recommendations from the board on the plan itself.

Mr. Krollfeifer asked if he could explain the improvements that would happen with the driveways along Route 38.

Mr. Taylor went from west to east. We currently have a near side jug handle to get on Lawrence Blvd. It is a small and short jug handle. It does not allow for a lot of stacking. It is a problem now and DOT has identified it as a problem in the future. He referred to the bottom of page 11. They would be eliminating the near side jug handle and replacing it with the far side jug handle which will allow for significantly more stacking. This will help fix a lot of the current traffic issues. There will be an extension of Lawrence Blvd that will go north into the property. The driveway to the Nissan lot will be shifted down. The access ways will be the same amount but will all be DOT compliant. The land owners will have to come before the board for subdivision first for some of the land swaps and apply for site plan approval. As part of that the DOT approvals will be reviewed and approved in conjunction with one another. The pieces of the puzzle have to come together for the entire thing to work. This will solve a lot of issues, it will facilitate the redevelopment plan, and the revitalization of the Atlantic Wood site. It includes the remediation of those NJDEP issues to allow them to develop.

Mr. Krollfeifer commented that with the change to the jug handle will address the concerns they had with it back when they approved the large warehouse across the street. Also the dirt drive that leads to the cell tower will be eliminated.

Mr. Taylor explained referred to the map on the bottom of page 11. The HC to the left where the jug handle is currently is known as the Hessert property and will be retained for highway commercial for the future.

Mr. Bradley questioned if the other two HC are the Nissan property.

Mr. Taylor explained the one in the middle is the fence company and the other is a small strip center in the front with a small warehouse to the rear. The light blue square to the right is the Nissan dealership.

Mrs. Baggio commented that she believes she read that Nissan has plans for an expansion.

Mr. Taylor stated they do. The redevelopment plan addresses them consolidating their lots to have safe circulation. They are speaking with Nissan Corporate to do a significant expansion. That process is lengthy to get their approvals. It may happen in the next 12 to 18 months. It may require an amendment to the redevelopment plan.

Mr. Krollfeifer stated that the Nissan dealership was previously owned by Mr. Hessert and he still owns property by the jug handle.

Mr. Taylor agreed.

Mrs. Baggio asked if they were based out of Woodbury.

Mr. Taylor stated this owner has another facility in Woodbury.

Mayor Gilmore questioned if someone on Lawrence Blvd. be able to cross over to the other side from the jug handle.

Mr. Taylor stated yes. Coming out of the industrial site there are three lanes shown. One will be a straight thru on Lawrence Blvd. or a right hand turn, a designated left turn lane, the third lane is a thru lane. This is preliminary and is the jurisdiction of the NJDOT. There could be minor changes.

Mayor Gilmore comment that trucks coming from Philadelphia would have the option of using the jug handle at the Sonic or Bypass.

Mr. Taylor believes they would all use the Lawrence Blvd. jug handle. It is the shortest and quickest route for them.

Mr. Krollfeifer stated we are being asked to make a recommendation to the Township Committee that this plan is in compliance with the master plan and redevelopment.

Mr. Taylor stated if it is consistent with the master plan and recommend adoption of the redevelopment plan.

Mr. Kingsbury explained that there is a resolution to be adopted tonight that it is consistent and recommends adoption. The Nissan dealership as always had a problem with that driveway and would come to the Board and ask for a waiver to cross that drive for Atlantic Wood so they did not have to go out onto Route 38 and use the jug handles to get from one lot to the other. Atlantic Wood has allowed them to drive over the driveway but would not give them an easement. This will help solve the problem.

We are being asked to approve the resolution.

Mr. MacLachlan motioned to approve Resolution 2021-04

Second: Mr. McKay

Roll call: Mr. MacLachlan, yes; Mr. McKay, yes; Mayor Gilmore, yes;
Mr. Tricocci, yes; Mrs. Baggio, yes; Mrs. Tyndale, yes; Ms. Kosko, yes;
Mr. Bradley, yes; Mr. Krollfeifer, yes

Motion carries.

Mr. Krollfeifer congratulated Mr. Taylor on another excellent plan.

7. Minutes

A. Reorganization Meeting Minutes of January 6, 2021

B. Regular Meeting Minutes of January 6, 2021

Mr. MacLachlan motioned to approve the reorganization and regular minutes of January 6, 2021

Second: Mrs. Baggio

Roll call: Mr. MacLachlan, yes; Mrs. Baggio, yes; Mayor Gilmore, yes; Mr. McKay, yes;
Mr. Tricocci, yes; Mrs. Tyndale, yes; Ms. Kosko, yes; Mr. Bradley, yes;
Mr. Krollfeifer, yes

Motion carries to approve.

8. Resolutions

A. Resolution 2021-05: Scott Coggan

Granting bulk variances for in-ground swimming pool in rear yard of an existing residential dwelling on Block 100.06 Lot 36

Motion to approve: Mr. MacLachlan

Second: Mrs. Baggio

Roll call: Mr. MacLachlan, yes; Mrs. Baggio, yes; Mayor Gilmore, yes;
Mr. McKay, yes; Mr. Tricocci, yes; Mrs. Tyndale, yes; Ms. Kosko, yes;
Mr. Krollfeifer, yes

Motion carries to approve.

9. Correspondence

A. Notice from PSE&G

Re: Application for an extension of a freshwater wetlands general permit number 1.
PSE&G Natural gas distribution and transmission system rights-of-way maintenance.

B. Letter dated January 5, 2021 from Alaimo Engineers to Ms. Kosko

Re: Reserve at Creekview Paparone Bond Reduction Request

C. Hainesport Township Resolution 2021-32-1 approving performance guaranty reduction no. 1 for Bruce Paparone Development, Inc. –Reserve a Creekview

D. Hainesport Township Resolution 20-21-35-1 Authorizing release of a performance bond for Bear Tire & Auto Center, Inc.

E. Letter dated January 8, 2021 from Taylor Design to Land Use Board

Re: Garden State Bobcat, 1395 Route 38 Resolution Compliance #3

F. Certification dated January 8, 2021 from Burlington Co Soil Conservation to Mr. Blair

Re: Block 109 Lot 12.02 Patel Residence

G. Letter dated January 13, 2021 from Alaimo Engineers to Mr. Krollfeifer

Re: Garden State Bobcat 1395 Route 38 Block 98 Lot 3, Block 99 Lot 5,
Block 116 lot 1

H. Letter dated January 21, 2021 from Taylor Design Group to Joint Land Use Board

Re: Application 18-10, Vernose Block 100 Lots 10, 10.02, & 10.03 - 56 Phillips Rd
Preliminary and Final Major Subdivision with Bulk Variances, Resolution
Compliance #3

Motion to accept and file: Mr. MacLachlan

Second: Ms. Kosko

Roll call: Mr. MacLachlan, yes; Ms. Kosko, yes; Mayor Gilmore, yes;

Mr. McKay, yes; Mr. Tricocci, yes; Mrs. Baggio, yes; Mrs. Tyndale, yes;
Mr. Bradley, yes; Mr. Krollfeifer, yes

Motion carries.

10. Professional Comments - None

11. Board Comments - None

12. Public Comments - None

13. Adjournment

Mr. MacLachlan motioned to adjourn at 7:35pm.

Second: Ms. Kosko

Roll call: All in favor

Paula L Tiver, Secretary