

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
MINUTES**

Time: 7:00 PM

October 6, 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, Ms. Kosko, Mr. Krollfeifer, Mr. Bradley, Mr. Sylk, Mr. Murphy

Absent: Mrs. Kelley, Mrs. Tyndale, Mrs. Cuniglio

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

6. Items for Business

**A. Case 21-14: Robert Schmied
Block 81 Lots 2 & 3
1709 Cottage Street
Bulk variance to extend porch.**

Proper notice was given.

Mr. Schmied, applicant, was sworn in. He would like a variance for a front porch for a property on Cottage Street.

Mr. Krollfeifer held up the picture in the packet. He asked if this is the home and if it was a home he owned which he did not live in.

Mr. Schmeid stated that was correct.

Mr. Krollfeifer asked if he could explain about the front porch he would like to build.

Mr. Schmied explained he would like to construct a front porch with composite decking.

Mr. Krollfeifer stated he was at the property. The reason it was declined is due to a setback issue. There is a small enclosed area and you do not want to come out any further than what is there. He questioned how long has it been there?

Mr. Schmied answered yes and it has been there around 50 years.

Mr. Krollfeifer questioned if he knew how far the setback is for the homes on both sides of his house.

Mr. Schmied believes it to be about the same as the small.

Mr. Sylk questioned if it would be a covered or enclosed porch.

Mr. Schmied stated it will have a roof but will not be enclosed. The existing portion will stay enclosed.

Mr. Bradley questioned if it would be the front of the house.

Mr. Schmied answered yes.

Mr. McKay questioned how old is the house.

Mr. Schmied stated around 1900.

Mr. Krollfeifer commented that the existing driveway is on the left side of the home. You are proposing to move the driveway to the other side of the home and eventually add a garage.

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

Mrs. Baggio motioned to approve the application as submitted.

Second: Mr. MacLachlan

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

Motion carries to approve.

Mr. MacLachlan asked to have it explained about the appeal process.

Mr. Kingsbury explained that anyone can appeal the Board's decision. The appeal is 45 days after the adoption of the resolution. You can ask for a waiver to begin construction prior to that but will be doing so at your own risk in case someone appeals.

Mr. Schmied asked for the waiver.

Mr. MacLachlan motioned to grant waiver to proceed prior to memorialization of the resolution.

Second: Mr. Bradley

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

Motion carries to approve waiver.

B. Case 21-09: Philadelphia Hardware Group

Block 98 Lot 2.04

3 Mary Way

Use variance

Attorney: Patrick McAndrew

Proper notice was given.

Request to carry application to the November 4, 2021 meeting.

Mr. Krollfeifer explained that we have a policy in place regarding the number of times an applicant may postpone and would have to start over.

Mrs. Tiver explained that Mr. McAndrew re-advertised for this meeting, starting it over.

Mr. MacLachlan motioned to carry the application until the November 4, 2021 meeting.

Second: Mrs. Baggio

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

Motion carries.

C. Case 20-11A: Bluewater Property Group

Block 24 Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, 12.05

710 Marne Highway (Marne Highway Redevelopment Area)

Preliminary & Final Site Plan

Proper notice was given.

Request to carry application to the November 4, 2021 meeting

Mr. MacLachlan motioned to carry the application until the November 4, 2021 meeting.

Second: Mr. Krollfeifer

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

Motion carries.

Mr. Krollfeifer explained that the applications that were carried to next month's meeting, means that the applicants were not prepared to present their cases tonight. Therefore asking that they be continued as to give proper notice.

Mr. Kingsbury explained that there will not be a new notice sent out. The notice for tonight's meeting is sufficient notice and to carry it to November 4th.

Mrs. Tiver commented that November 4th meeting is on a Thursday.

D. Discussion on the Master Plan Update Subcommittee

Mr. Taylor explained that this is the first step in the process. The municipal land use law requires municipalities to periodically do a master plan reexamination report. It takes a snap shot of our goals and objectives from the last master plan reexamination report. We look at new redevelopment plans, any recommended zoning, any of the parameters, goals, or objectives that have changed over the last 10 years that may no longer be appropriate. It is to look at the next 10 years of what land development and zoning should look like within the township. He has talked to Ms. Kosko about setting up a subcommittee with a couple of planning board members and staff to coordinate as we go through the process. We need to look at the housing element, land use element, and the other larger elements. We have to incorporate any adopted redevelopment plans and rezoning. The subcommittee would be able to come back with recommendations to the full board as we go through the process. Ultimately it would have to be adopted at a public hearing by the planning board. It becomes a re-snap shot of the master plan and any ordinances that the township committee might choose to implement from those recommendations.

Ms. Kosko stated that the last time the town had conducted a reexam was in 2008. This will also result in updated some of our maps. She asked for any volunteers that would like to be part of the subcommittee. It will also include our zoning officer, Michelle Taylor, and maybe a member of township committee that is on the board.

Mr. Krollfeifer questioned if there were any members that are required or is it just volunteers.

Ms. Kosko believes that no one is required.

Mr. Krollfeifer, Mrs. Baggio, and Mr. Sylk volunteered.

Mayor Gilmore questioned how many people we are looking for.

Ms. Kosko stated that 2 would be sufficient. It would be great to meet during the day. It would be good to have 2 land use board members, 2 committee members, herself, and the zoning officer.

Mr. Taylor stated the town's affordable housing consultant will probably have some feedback. He believes that would work for a core group.

Mr. Krollfeifer questioned if Ms. Kosko will coordinate it.

Ms. Kosko answered yes.

7. Minutes

A. Meeting Minutes of July 1, 2021

Motion to approve: Mr. MacLachlan

Second: Mrs. Baggio

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

Motion carries to approve.

8. Resolutions

A. Resolution 2021-15: Adopting findings and recommendations to Hainesport Township Committee following review of the Marne Highway Redevelopment Plan

Motion to approve: Mr. McKay

Second: Ms. Kosko

Roll call: Mr. McKay, yes; Ms. Kosko, yes; Mr. Tricocci, yes; Mrs. Baggio, yes; Mr. Krollfeifer, yes

Motion carries to approve

B. Resolution 2021-16: Granting bulk variance for fence setback on Block 117 Lot 7

Motion to approve: Mrs. Baggio

Second: Mr. Krollfeifer

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

Motion carries to approve

C. Resolution 2021-17: Granting use variance and preliminary site plan approval for 70 age-restricted affordable apartment units on Block 24 Lot 10

Motion to approve: Mr. McKay

Second: Mr. Krollfeifer

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

Motion carries to approve

9. Correspondence

A. Letter dated August 23, 2021 from Alaimo Association to Gene Blair
Re: Hainesport Commerce Center Block 96.01 Lot 1, Block 96 Lot 1, Block 81.03
Lots 1-3 Revised As-built Plan Review

B. Certification dated September 20, 2021 from Burlington Co. Soil Conservation
Re: Block 111 8.07 Miklus/Hooper Reisence

- C. Letter dated September 7, 2021 from Burlington Co Planning Board
Re: Block 24 Lot 10 Randolph Senior Estates
- D. Letter dated September 14, 2021 from Taylor Design Group to Kathy Newcomb
Re: Hainesport Commerce Center Block 96.01 Lot 1, Block 96 Lot 1, Block 81.03
Lots 1-3 Revised As-built Plan Review
- E. Letter dated September 15, 2021 from Burlington Co. Planning Board
Re: Randolph Senior Estates – MBID of Delaware, LLC Block 24 Lot 10

Motion to accept and file: Mayor Gilmore

Second: Ms. Kosko

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

Motion carries.

10. Professional Comments - None

11. Board Comments

Mr. Krollfeifer stated that next month's meeting will be Thursday, November 4, 2021 at 7pm.

12. Public Comments

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

13. Executive Session

Motion to go into executive session: Mayor Gilmore

Second: Mr. Bradley

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

Motion carries.

A. Litigation

Mr. MacLachlan motioned to return to regular meeting.

Second: Mr. Krollfeifer

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

Motion carries.

14. Adjournment

Mayor Gilmore motioned to adjourn at 7:30pm

Second: Ms. Kosko

Roll call: All in favor

Paula L Tiver, Secretary