

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
MINUTES**

Time: 7PM

February 2, 2022

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”

Mr. Kingsbury administered the Oath of Office to Mr. Bradley.

5. Roll Call

Present: Mayor MacLachlan, Mrs. Gilmore, Mr. McKay, Mr. Tricocci, Mrs. Baggio
Mrs. Kelley, Mrs. Tyndale, Ms. Kosko, Mr. Krollfeifer, Mr. Bradley,

Absent: Mrs. Cuniglio, Mr. Murphy

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. Case 22-02: Matthew & Meredith Phelan
Block 101.05 Lot 5
2518 Creek Road
Bulk variance for addition**

Proper notice was given.

Mr. Kingsbury swore in Matthew and Meredith Phelan.

Mr. Phelan: We are coming in for a bulk variance for impervious coverage for over the limit.

Mr. Krollfeifer: You want to put an addition on your home.

Mr. Phelan: Yes, a two story off the back of the house. We have two little girls, 8 months and a 2 year old. We only have two bedrooms now and are definitely running out of space. On top of that, my wife has a special needs sister. In the upcoming 8 to 10 years, as her parents get older, she will become our responsibility to take care of her as well.

Mr. Krollfeifer: You're on Creek Road? Is the present residence a one or two story?

Mr. Phelan: It's one, a ranch. It's mostly the girl's room on the second floor. It's kind of like a small second floor.

Mrs. Newcomb: They are looking for a front yard setback in regards to the front porch as well as impervious coverage. So just to give you a little insight. This is one of the older homes in town. It is a two bedroom. Mr. and Mrs. Phelan would really like to stay here. We have had discussions over the past year about them possibly having to move out of town. They came up with a plan and they are in hopes that they are able to stay here. One of the reasons that I gave you the packet was to give you a little insight on the property. The first page that you see here, this is a google shot. The main reason that I put this in was that Mr. and Mrs. Phelan bought this house in 2018. So they haven't been there that long. This shot goes back to 2002 and that driveway which eats up most of their impervious coverage has been there since then. This was not created by them. I put in the packet a little bit of what it will look like structurally and architectural.

Mr. McKay: My math tells me this a half acre lot.

Mr. Phelan: Yes, sir. Just under.

Mr. Krollfeifer: You're intending to leave the existing garage there, correct?

Mr. Phelan: Yes, sir. So that way with the weather, with the girls. The garage that sits now is pretty much a hobby spot for me. It just doesn't make sense to try to park in there and walk all the way to the house about 50 feet. So kind of like defeats the purpose of having a garage. You know, and it's a lot to carry girls, and then once they start doing sports and everything else, so it really comes down to convenience. If you want to have that ability to be protected from the elements and safer.

Mrs. Newcomb: Just to let you know, this lot also backs up to in the medical center area. It does have great slope to it as well. And the water dissipating off of this back property has a long ways to go before it really hits any other properties.

Mr. McKay: Is the old driveway going to be covered at least in part by the new edition.

Mr. Phelan: Yes, part of it will be encompassed by the new addition.

Mr. McKay: So tell me approximately how much additional impervious cover, you're going to have in addition to the old driveway.

Mr. Phelan: I think it is somewhere around 10 more percent.

Mrs. Newcomb: Between 10 and 12. We had also had their architect do up plans, and he did the impervious coverage on one of the pages. What is existing and what they are doing.

Mr. McKay: So some of the driveway is going to be dug up to put the foundation in for some of the addition.

Mr. Phelan: Yes, sir.

Mr. McKay: And then you'll add another 10% of impervious cover with the new building.

Mr. Phelan: Yes, sir.

Mr. McKay: As far as I can see, the house doesn't have a porch right now.

Mr. Phelan: No. I mean it was a small stoop that previous owner put a handicap ramp. Right.

Mr. McKay: You are just putting a small, covered porch on the front.

Mr. Phelan: Yes, and the ramp would come off. I want to say it protrudes about maybe six feet off the front of house, somewhere around there. It's not too far. It's really just enough to put a rocking chair and to be able to still walk pass.

Mr. Krollfeifer: From this picture you gave us, it looks as if the porch that we're talking about is not going to extend substantially beyond the other houses on the street?

Mr. Phelan: No, I think he has it about centered with the house and maybe 20 feet or so long. I think it protrudes out the front around 6'. Somewhere in that I'd have to, you know, really examine the plan to know exactly, but I'm pretty sure it's about close to that.

Mrs. Newcomb: The existing homes are sporadic in their setbacks. So it's not something that will be sticking out compared to the rest.

Mr. Krollfeifer: I have to disclose that I was out at the property and looked at them. Any board members have any questions? Any comments from our professionals? I'm going to open public comments with the person on the line first. Any questions? Comments? Any public comments in the back? Okay, hearing none close public comment. Anything else from any board members? Mrs. No. Can you go through this? Thank you.

Mr. Miller: There is a large slope indicating that there won't be much runoff. It is about a 15% increase in impervious coverage.

Mrs. Newcomb: I have been dealing probably in going back and forth with designed setback, things such as that. It is nice to see if that board were to grant this, our young couples are looking to stay in town.

Mr. Krollfeifer: Okay, we're at that point where we have to take some action.

Mayor MacLachlan motioned to grant the appropriate variances.

Second: Mrs. Tyndale

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

Motion carries to approve.

Mr. Krollfeifer: When are you planning to start on this, the spring?

Mr. Phelan: Probably, my job picks up considerably in the spring and then usually goes six days a week, it could be 13 to 14 hour days until like about Fourth of July. So I'm hoping to kind of have all the ducks in a row. So when I kind of have a little more free time after the fourth. Then I can really start jamming away on things as much as I can. I'm pretty capable. I really enjoy construction, building, hands on things in general, cars, whatever it is. I really have a passion for it. I'm excited to do it myself. I have a professional who is going to assist when I need it. He has connections with other professions, plumbing, electrical, and stuff when things start to get over my head. I need resources for assistance but as much as I can because honestly that's the only way I can even come close to hopefully being able to pay for it.

Mr. Krollfeifer: Well good luck and thank you.

B. Case 22-01: Station Road at Haddonfield, LLC
Block 65 Lot 15
2511 Marne Highway
Minor subdivision for 2 lots.
Attorney: Jonas Singer

Mr. Singer: I am here on the behalf of the applicant, Station Road at Haddonfield, LLC. I have one witness Ernest Bozzi.

Mr. Kingsbury swore in Ernest Bozzi.

Mr. Singer: Mr. Bozzi you are affiliated with Station Road, right?

Mr. Bozzi: Correct.

Mr. Singer: The applicant has made application for a minor subdivision for property known as Lot 15 Block 65 commonly known as 2511 Marne Highway. There was also a subdivision plan that was submitted in support of the application. From the zoning table and the use table are no variances are being required, correct?

Mr. Bozzi: Correct.

Mr. Singer: It's a minor subdivision to construct two homes on each of the two lots.

Mr. Bozzi: One on each lot.

Mr. Singer: The existing improvements on the lot, will those be demolished?

Mr. Bozzi: Yes.

Mr. McKay: What does the existing structure look like?

Mr. Bozzi: It's an old candy store. It is very close to Marne Hwy. We had an environmental gentleman go out there to look at it.

Mr. McKay: Does it have asbestos siding on it.

Mr. Bozzi: No.

Mr. Singer: We just had to worry about tanks or something. There are no tanks.

Mr. Bozzi: It's a block foundation with a stick built frame.

Mr. McKay: So you are just going to level it out and put a few houses. I guess the houses are going to look the same.

Mr. Bozzi: Yeah. Little different, different facade. Okay.

Mr. Krollfeifer: We've had some discussion relative to the size of a lot. Mr. Singer, if you want to introduce it in terms of there's no variance being requested.

Mr. Singer: The existing lot pre-subdivision measures 15,000 square feet. The zone requires 7500 square feet per lot. We will meet all of the setback requirements, all the bulk requirements. I am in receipt of your engineers review letter. We will submit a plot plan, grading plan, and in along with the request for building permit. We note the issue with drainage so we'll deal with that.

Mr. Krollfeifer: Can we talk about trees. I was at the property and I know there's a lot of them behind the existing structure. It looked as if practically all of them have to come down to build.

Mr. Bozzi: Once we subdivide, it's actually on the property line.

Mr. Singer: I'd like to try to maintain as many trees as we can just for privacy purposes.

Mr. McKay: This house has sewer.

Mr. Bozzi: Public water and sewer.

Mr. Krollfeifer: Have you given any consideration to street trees on New Jersey Avenue and Marne Highway.

Mr. Singer: That won't be a problem. I'm not sure about Marne Highway.

Mr. Krollfeifer: I know we have the site triangle to be considered. Would it be appropriate for me to ask that you coordinate this with our planner?

Mr. Singer: Sure.

Mr. Krollfeifer: So sidewalk is already there on New Jersey Ave. correct?

Ms. Kosko: No sidewalks.

Mr. McKay: Is there curbing?

Mr. Singer: No.

Mr. McKay: There's no requirement to put curbing in.

Mrs. Newcomb: Most of the Heights does not have curbing in. They are going to have to speak to the county because it abuts it. The county can make them do it on their side.

Mr. Krollfeifer: It would look rather foolish to put a curb across two lots. Any questions from the board? Professionals, any comments or questions?

Mr. Miller: That will get covered when they do the building permits. We will look into the trees and we'll look into the grading. The grading right now indicates that everything comes from effectively from the corner of Marne Highway and New Jersey Ave. all the way to the opposite corner of the property. So, based on the new impervious will have to do some kind of infiltration trench on the property line to offset the runoff.

Mr. Krollfeifer: I am assuming that the reason that this dwelling property number one on the map is moved a little away from Marne Highway because you want to get away from Marne Highway. Rather than 20 feet on each side you are moving it.

Mrs. Newcomb: Do they have a slight triangle shown on a corner.

Mr. Krollfeifer: No.

Mrs. Newcomb: That is something I would request on the plan to show that triangle, in case someone wants to do fencing or something like that there.

Mr. Miller: That should be determined by the county.

Mr. McKay: That raises the issue of whether the subdivision is granted, whether a condition of that should be an upgraded site plan. Taking into account a couple of these issues that we're talking about, like designating the site triangle, coordinating with planner on any landscaping that needs to be done on the two properties, and coordinating with our engineer regarding any engineering issues that he sees, but primarily what we've discussed tonight, grading and drainage issues.

Mr. Kingsbury: That will be in the resolution.

Mr. Singer: Those issues will be dealt with when we submit for our plot plan and building permits.

Mr. Krollfeifer: We try to keep it so that you don't have to come back again.

Mrs. Newcomb: The existing home does not require COAH on it but the new house will. If I could get that into the resolution. COAH is required everywhere not. So he's creating a new home, the original home was already accounted for. Once he takes that

down, you don't get COAH on that. The new home that's being built, the secondary one requires the COAH. It is 1½ percent of the assessed value.

Mr. Krollfeifer: Okay, I'm going to open it up to public comment. Anybody in the audience? Comments, questions? Somebody online we are open for public comments. Hearing none, I'll close public comments. Anything else from any board members?

Mrs. Tyndale: Well, the COA. So one property has this payment in lieu of taxes and the other doesn't.

Mrs. Newcomb: It is not in lieu of taxes. COAH stands for council on affordable housing. Back, I think it was in 2018 or 19, we adopted additional COAH around the whole town. COAH has always existed in this section of town. Under state guidelines, if the existing house is torn down, that's already been accounted for. So you can't charge them COA to rebuild in the same spot. But now he's adding an additional home, so you have to make him pay a COAH fee.

Mr. McKay: I move to grant the minor subdivision requested with the conditions that we've previously discussed.

Mrs. Kelley: Second.

Mr. Krollfeifer: Any questions on the motion. Mr. Kingsbury are you good with what has to be in the resolution?

Mr. Kingsbury: I have in the resolution, compliance with the engineer's pre-construction requirements, county approval, COAH contribution to the extent that it is required, and street trees.

Mr. McKay: With coordination with the planner on landscaping.

Motion: Mr. McKay

Second: Mrs. Kelley

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

Motion carries.

7. Minutes

A. Meeting minutes of December 1, 2021

Motion to approve: Mayor MacLachlan

Second: Mrs. Kelley

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

Motion carries to approve.

B. Meeting minutes of January 5, 2022 reorganization.

Motion to approve: Mayor MacLachlan

Second: Mrs. Tyndale

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

Motion carries to approve.

8. Resolutions

A. Resolution 2022-05: Granting bulk variances, preliminary and final site plan approval for existing automobile dealership on Block 42 Lots 1.01 & 2.01

Motion to approve: Mr. McKay

Second: Mayor MacLachlan

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

9. Correspondence

A. Certification dated December 30, 2021 from Burlington Co. Soil to Mr. Blair
Re: Block 10 Lot 4, Hainesport Municipal Complex PH. VII Park Playground

B. Memorandum dated January 11, 2022 from Ms. Kosko to Mrs. Tiver
Re: Hainesport Tier A Municipal Stormwater General Permit – Compliance Violation

C. Letter dated January 13, 2022 from Langan Engineering to Mrs. Tiver
Re: Preliminary & Final Major Site Plan Resubmission – 710 Marne Hwy.

Motion to accept and file: Mrs. Kelley

Second: Mrs. Tyndale

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

Motion carries.

10. Professional Comments

Mrs. Newcomb: So just to give you an update on a couple of projects that are going on. I had a pre-con meeting yesterday with Bluewater for the warehouse on the corner of Marne Highway and the bypass. So I just want to let you know that you probably will see some activity within the next month or two. So in case you're wondering where that's at. And for Bobcat, which I'm sure everyone is wondering why it's at a standstill. We had another meeting with them today with my inspectors because there are some issues from some other sub code that we're not getting resolved. So we called a meeting with them. So the hopes probably in the next two weeks we should see a lot more going on. Hopefully we have it resolved.

11. Board Comments

Mr. McKay: I thought I heard that the new warehouse on Lawrence Boulevard is well on its way to being rented.

Mrs. Newcomb: It is rented to one tenant. It is a very low key operation right now until they make a decision whether they want to upgrade their fire suppression system, or the racking system with a fire suppression system in it. You are looking at least a \$1.9 million upgrade. So the tenant hasn't decided if they are going to do that or not? A reason is that the type of use that you have in a building, the suppression engineer has to approve what will be in that building, all kinds of different materials. The suppression system that's in there now will not suffice for the product that they want to put in there. So they're going back and forth with the new owner on what was going to happen.

Mr. McKay: Are they putting rack storage or something like that.

Ms. Newcomb: It's an amazing building when you go inside. The racking systems is phenomenal. The issue is that the tenant wants the highest hazard use and the suppression system is not set up.

Mr. McKay: But what are they storing?

Mrs. Newcomb: They are basically I don't have put this. They take products from Amazon, Chewy, all these other different companies and they processed them out and send them. The products they wanted in there were chairs, phone chairs, office equipment, which is a very high hazard thing. We had to make them remove them. So now they're doing just pretty low key things that are not considered highly flammable. It's a plethora of items.

Mr. Tricocci: I think it's a cross-stocking facility. They ship in and they ship out.

Mrs. Newcomb: There's really not a lot of traffic. I mean, they're doing business in there. But it's not as intense right now. It will ever be that people initially thought it was going to be.

Mr. McKay: I expected to see a line of 40 foot trailers.

Mrs. Newcomb: We hope that it does grow for their sake. We all want to see commerce stay.

Mrs. Baggio: Have you seen anything with the property on Creek Road where it is rezoned affordable.

Mrs. Newcomb: I'm not aware of anything yet.

Mrs. Baggio: I remember them saying that they would try to set up a public meeting sometime in January. Obviously, that did not happen.

Ms. Kosko: If I can address the one piece of correspondence that I had sent to Mrs. Tiver with regards to our stormwater permits. There is a compliance review right before we renew our five year general stormwater permit. We need to address the annual education

of the Joint Land Use Board. The Board is tasked with reviewing some stormwater issues. There is a 45 minute online training opportunity on NJDEP website. I believe most of the members completed it four years ago. Those Board Members who completed that training do not have to retake it, only the members who have not taken it. A requirement for members who have taken that course is to have some type of review training each year. There are 10 to 15 minute training videos on the DEP's website. I included a snapshot of the site to show where you can go online and access their stormwater training. Please take some time to complete the training so that we are in compliance with MS4 permit. I would really appreciate it. Mr. Tricocci, if you would take the 45 minute course and everyone else can take a quick review course. You may also go on the Burlco Jiff site, they have stormwater training. Next month I would like to get confirmation from everyone that the training has been completed, so that it is reflected in the minutes to show that we are compliant.

Mr. McKay: Do you need all of us to?

Ms. Kosko: Yes. If everyone can at least do the training. Mr. McKay, I believe you done it.

Mr. McKay: I've done it. I remember doing it last time, but I have to do a refresher.

Mr. Krollfeifer: It is the last page of the correspondences.

Ms. Kosko: I will email it to all of you and have the links in the email. Thank you so much.

Mr. Krollfeifer: Okay, I just have one comment and I would like an update on what Mrs. Newcomb was talking about. Just out of town. I just everybody on the board has seen the construction start past Fostertown Road. They started grading. Our next meeting is Wednesday, March 2, 2022.

12. Public Comments

Mr. Krollfeifer: Any public comments? Hearing none. I'll close public comment.

13. Adjournment

Mrs. Tyndale motioned to adjourn at 7:38

Second: Mayor MacLachlan

Roll call: All in favor

Paula L. Tiver, Secretary