

## HAINESPORT TOWNSHIP JOINT LAND USE BOARD MINUTES

**Time: 7PM**

**March 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”**

### **5. Roll Call**

Present: Mr. McKay, Mrs. Gilmore, Mr. Tricocci, Mrs. Baggio,  
Mrs. Kelley (arrived 7:05), Mrs. Tyndale, Ms. Kosko, Mr. Krollfeifer,  
Mr. Bradley

Absent: Mayor MacLachlan, Mrs. Cuniglio, Mr. Murphy

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

### **6. Items for Business**

#### **A. Master Plan Reexamination Report**

Mr. Krollfeifer: First thing is the Master Plan reexamination report and I just want to make a couple of comments before we get into it. The vast majority of the Joint Land Use Board is seeing this and hearing information about it for the first time. However, there have been a series of three or four meetings with some township people, some individuals in the community, and Mrs. Taylor from Taylor Design. Mrs. Taylor has done a magnificent job on this and is going to be walking us through it. Leila Gilmore, Paula Kosko, and Kathy Newcomb were at the meetings. We were fortunate to have several members of the public, one of whom is here tonight, Mike Wilson, in the back. Janice Ludden and Tristan Sylk were also there. I want to thank everybody for their participation and interest. I'm now going to turn this over to Mrs. Taylor.

Mrs. Taylor: So the board should have the draft report dated February 11 2002. It occurred to me on the way over today and you reinforced that I need to add the subcommittee members to the page. I think that would be a nice thing to do, since we met quite a number of times, and their input was valuable. We appreciate that.

I'm going right to page four. One of the things that the chairman mentions, and I think we need to sort of manage it. Where I talk about planning board in a generic sense, that's usually in the context of the law, what the land use law requires and when it pertains to you as the Joint Land Use Board, I've inserted the words JLUB or Joint Land Use Board at the chairman's request. So we've tried to clarify that but your a Joint Land Use Board, you act as a zoning board and a planning board. In this particular case, you're acting as a planning board. And for your use on the first paragraph, I think one of the things that it can't be stated enough, and I really appreciate Mrs. Newcomb, she's really excited about because we do this every 10 years. As a professional, she has seen a master plan implementation as well. It can be kind of exciting to really talk about that. It can be a great little document.

I just want to talk about what master plans do, and how they affect quality of life issues, healthy environments, clean water, safe and reliable transportation and commerce, compatible land use, adequate public facilities, open space, recreation, and property values. The master plan provides a community focus by outlining development goals and objectives for the community and identifying suitable areas for all types of land uses, as well as open space, environmental, historic and cultural resources, transportation and complete streets and community facilities and utilities. Most of all, the Master Plan provides a vision for the community as a physical, economic, social and cultural level, which transcends time, but is never static. Remember that, this is your document, it's not my document and your input is welcome. So at the last line of that paragraph, there's a grayed out section it says: For the ease of the reader responses of the municipality to state, county policies or the Joint Land Use Board to the municipal master plan land use and development policy are all highlighted in gray. So what we've done is we've characterize certain things and then we've indicated the response to those things. Whether it was the implementation of an ordinance, or the implementation of a housing plan, changes to land use, those sorts of things. We've tried to make this an easy document for you to review, so that you're not sorting through some of the details if you don't really want to. The law sets up the contents of the master plan. In general, you're identifying problems, you're identifying what your previous plan said, you're identifying policies that may have come down or changes from the state such as, for example, electric vehicle infrastructure. You're looking at your population, and things like that, as well as then making changes, recommendations about the master plan. You are not actually changing the master plan, per say, you're simply suggesting that there may be some things that over the course of the next 10 years, you may want to accomplish with respect to your master plan.

I'm on page five. A reexamination report analyzes the adopted master plan in any amendments, as well as the land use ordinances of the town and it evaluates timely topics and trends. I think one of the things that it's important to keep in mind is that you have a very robust planning history in Hainesport. One of those things that you talk about are policy issues, evaluating development together with environmental resources, you have a lot of wetlands areas and streams and corridors in the community. You attempt to manage growth and your land use plan by having areas where commercial and industrial uses are as well as open space and agricultural lands. You have consistently provided affordable

housing opportunities, and have encouraged land use which is focused on employment, and you maintained your unique fixed physical features all contributing to a quality of life you enjoy. So the prior plans envisioned a balance between all these things and what we're doing that within the context of our facilities, within our community roads, natural features, existing development and available vacant land.

One of the things I want to talk to you about is on page six. In 2010 your population was a little over 6100 people and in 2020, you were a little over 6035 people. So since the last master plan was done, there hasn't been a lot of change in your population. I just wanted to make a note of that. Your median age in Hainesport is slightly higher than that of the county. Those age 60 over are 21% and school age children are about 28%. The 2008 reexamination report identified areas for suitable for age restricted housing, which was implemented over the course of the previous 10 years. And I believe, as part of this conversation, there's some conversation about that in the rest of the master plan, which says we think we're good. We think we have enough age restricted housing at this time. As you continue to go through the population density, there aren't much of note. One of the things on page nine that I think is important is that there's a slightly larger folks without a high school diploma or bachelor's degree. 93% of the population have attained a high school graduation or higher consistent with the county's 94%. I think it would be helpful to have some more idea about anyone taking technical and apprenticeship training available through the Department of Labor and what if anything that the township can do to inform its residents who may not have higher education or completed high school to take advantage of some of those opportunities through the Department of Labor, and those sorts of things for Information Technology, construction, trades, manufacturing, finance and business. So those kinds of things are helpful for folks who don't have advanced degrees. Your unemployment rate is fairly low, and your commuting times are less than that of the county. You're using a lot of single occupancy vehicles because public transportation is limited. Your persons in poverty are slightly higher than the county at 6%. But only slightly, your median household income is slightly higher than the county and the per capita income is also slightly higher than the county. In general, your household income in poverty is concerning. I think one of the things that in most communities where the where the municipality cannot assist folks who need help, oftentimes there are other resources through the county, and the state, as well as simply the Civic nature of communities and helping that population, nonprofit groups, churches, those sorts of things. I think it's important to recognize that there's some poverty in the town, but it is not a huge issue.

Your household owner occupancy is higher, it's almost 95%, which is much higher than the counties at 76.4%, which is great. One of the things that's really wonderful when people own their homes there's a lot of pride in ownership. You don't have a lot of issues, perhaps with folks who are renting houses and not necessarily taking care of them as perhaps a homeowner might. Most of your units are single family detached units. However, sometimes your housing costs are a little high, a little over 25% of your owner occupied units are spending more than 30% of their income on housing costs. Almost 30% of renters pay over 30%. That's a fairly normal problem in New Jersey and that's one of the reasons why you've been so aggressive with your affordable housing in the past and continue to be.

The existing land uses within Hainesport Township have not experienced drastic change, except for your residential development. The chairman did note that the land area is less than it was noted to be in the prior plans. We are utilizing what we call mod 4 data, which

is tax data. We're assuming that there must be an error in that data at some point because clearly, it's input by human beings, so we're relying on that. We should know that your agricultural lands has not shifted very much, it was 21.68% in 1987, 1989, and now it's not quite 19%. Your industrial lands has dropped slightly from 6.25% to 4.83%, your commercial lands have increased from 1.68% to 4.55%. Your most notable increase is the committed area to land residential where it was about a little over 11%, and is now almost at 33% of your land area. We do have a land use map. It mostly shows existing land use. The State Development Redevelopment Plan we characterize the planning areas, it's important to note that generally speaking, your develop areas follow the State Development Plan. Your policies are generally in line with the goals of the plan.

I am on page 16. You have a draft housing plan and you also have a settlement agreement. There has been a statewide transfer development rights in this community. But it is now defunct, there was land that was preserved as a result of that we were able to find that out through this process. The permit extension act conversation, clearly the COVID-19 emergency has been suspended. I think this is a fluid situation. So we'll amend that statement in there because of the change. Generally speaking, I think, based upon the current understanding is that we may be faced with additional issues with variants and such that will spike and we'll have the state and federal government will deal with it accordingly. We did add quite a lot of section about a masterplan sustainability element and that was largely because Janice. She commented about that. I think one of the things that we often don't understand or the public doesn't often understand is the amount of sustainability that is baked right into the zoning ordinance and the land use ordinance, the site development ordinances with respect to stormwater management with respect to your flood rating, with your recycling plans, and those sorts of things. We talk about that and we indicate there may be some interest in that by your environmental commission. We'll get into that a little further on.

So some of these things are policy issues, the time of application law, the water quality management, planning, stormwater management requirements, and these sorts of things. This is all information that the town addresses over time as they come down through the community and the town is up to up to date with respect to their water quality management planning, and their stormwater planning. There have been some slight rules to wireless telecommunications facilities, this is a point of information. Staff and your professionals would have to be aware of these things. Renewable energy systems, there have been some slight rules or changes to those and we characterize those. There are no environmental justice areas in the town of Hainesport.

The only thing we should talk about is the municipal land use Law Amendments and that is with respect to when a land use plan is undertaken, the state has designated that a climate change vulnerability assessment is required. What we would say to that and we get into it further on is that the county has a hazard mitigation plan in which Hainesport participates in there are several recommendations in that plan with respect to blue acres and things like that. I'll get into that in more detail. I think the main components to take away is, in a small community such as this, your police probably know who your vulnerable population are. They know who might need help, evacuating, they probably know who is disabled, those kinds of things. So somebody who might need assistance. In a smaller town like this parochial town, you would definitely know who those folks are as a general rule. If you didn't know, likely, their family would call and they would say, we need help with mom, or dad or whatever. So that's some of the things we're talking about

with respect to vulnerability assessments, just having a general idea about your community, which you all do.

Then there's a conversation about the cannabis, regulatory enforcement assistance and modern marketplace Modernization Act of 2020. We talk about the classes of retailers. I'm at the bottom of the section on page 19. In general terms, the township decided to opt out, because if you didn't opt out, you were then subject to the rules of the commission. A lot of towns opted out because the rules of the commission were not promulgated. The towns decided, we'll wait to see what the state says and then we'll address them. So a subcommittee was formed, consisting of committee members, the planning board, municipal and professional staff.

The recommendation of that subcommittee to the governing body is that the township consider a class three wholesaler which obtains stores and transfers process product and class for distributor, which transports and temporarily stores product. So those were the recommendations of that subcommittee and we've talked about them there.

Electric vehicle infrastructure is another component that is important to address. One of the things that it addresses is that they are now required to be accessory uses permitted in all districts. Then there are other rules required when certain kinds of development come in and need to provide public or electric vehicle charging infrastructure in their parking lots and those sorts of things. There's also a requirement that the town consider areas where this could be a principal use, such as a gas station. So if you wanted to have an electric vehicle charging facility, it would have to have a place to be. So we need to evaluate the ordinances and determine where that might be. That will be something that will be done in the future.

I'm on page 20. We talk about generally speaking, the county plan does not address Hainesport terribly much, with the exception of farmland preservation. There are several preserved agricultural farms in the community. They were actually labeled on the old map to be acquired, and they have been acquired. One of the recommendations you'll see later on is that we updated the open space and recreation plan map so that we have that clearly marked on a map. So one of the things that we're also required to do is evaluate adjacent municipalities, and your zoning is consistent with the towns of Westampton, Mount Holly, Lumberton and Mount Laurel townships. I don't think I need to belabor that point.

Section 21, we get into the overarching goals of the community. If you look at a, our goals outlined by prior reports. And I'll draw your attention to two which we've crossed out, which was to continue to develop a collector road from Route 38 to Creek Road, which you have accomplished and continue to provide the opportunity for public sewer to existing neighborhoods, which again, you have accomplished it was a water quality management requirement.

What we did with the subcommittee was we've tried to talk about vision because it's important when you are considering your prior master plan in evaluating your reexamination report to say, well, what are our policy plans for the next 10 years? What are we interested in? So we're creating this vision for the community. What we've done with the subcommittee is generate these 10 goals that we've consolidated some of the old goals and put them into a new format and we've also amended some. Has anyone had an opportunity to review any of those? I would call your attention to do that. Make sure that

that you're okay with what those goals say. They are on pages 23 and 24. I would ask that you do that prior to the hearing so that we can be sure that that you're satisfied with those goals.

Now we're going to get into land use. The 2008 reexamination report outlined three areas for land use as priorities including agriculture, commercial and industrial along the Route 38 corridor, farmland preservation, and age restricted development. The Route 38 corridor has been continuously identified as an area requiring government intervention. You've done that through the local housing, redevelopment law, which you're all familiar with, because you've evaluated those plans. Those offer financial tools and encourage investment. So this has resulted in the development or the planned development of several facilities, some of which are constructed as of today. Farmland preservation continues to be an important goal of the community. I think maintaining the southern area of your community for agriculture and open space was reiterated as a priority of the subcommittee and to maintain that area outside of sanitary sewer service areas. It's located basically between Mount Laurel and Lumberton townships. Age restricted housing has been incorporated into your plans. We note that we think that the Joint Land Use Board is satisfied with the needs of the population have been satisfied.

I'm not going to get into too much of this next section. What I would say is that with respect on page 25 of the land use plan, there are a few areas that we note to be changed. There's a small block of homes that were built sometime in the mid-1800s that are zoned commercial and we'd like to zone them residential so that those folks can maintain their homes in an appropriate way. We will have to talk about public vehicle infrastructure and we don't think any of these constitute a major amendment to the land use plan. The housing plan has largely been addressed, there have been ordinances adopted and changes to the land use plan, as a result of those.

There are optional master plan elements which Hainesport has, including circulation, community facilities, recreation conservation, utilities, and historic inventory elements. So a lot of these are old, and they should be evaluated to be in conformance with New Jersey Administrative Code. The example I'll give you is the Green Acres, the open space plan. There are a series of requirements. One of the most important being that it's clear when land has been acquired using state and municipal and even county funds so that when a title search is done, it shows up on a title search. It's important to the DEP, that they have that list that is current and reliable. I think it's important that we evaluate the list and make sure that we have all our i's dotted and our t's crossed. Oftentimes, if the DEP does not get this kind of information, they can get a little irritable about it and they'll say they won't give you money. It's best if we try to comply with the current standards.

With respect to circulation, it's the master plan did not necessarily consider pedestrian and bicycle circulation or accessibility requirements. The 2002 and 2008 reexamination reports identify the need for bicycle and pedestrian routes, but there's really no mapping or plan of where those would be. We think that would be helpful if there was some ability to generate a map so that as the planning board is evaluating things, or the governing body is evaluating improvements, such as sidewalks or roadway widening or roadway improvements, that they can incorporate this mapping into their engineering plans. One of the things that I rely upon, there's a New Jersey DOT map of bicycle circulation, and they talk about where it's safe and where it's not safe. That's at the bottom of page 26, you have a small portion of Creek Road from Chase to Eastern way is classified as mostly

suitable for on road cycling. So that's your best on road cycling you have. So I think it's important that we try to fix that. It's tiny, right?

We talk in great detail about average daily trips. One of the reasons that we did was we thought it was important to give the planning board and the governing body a little bit more information about where it might be appropriate to put charging infrastructure in your community, say certain zones along Route 38, 541, and things like that so that you can sort of identify where those places might be and implement that policy. Perhaps in the next year, so that you're consistent with the state policy plans. We do make recommendations with respect to that. So we suggest generating a pedestrian and bicycle plan, which would connect community facilities such as this open space, commercial areas, as well as neighborhoods, also identifying these public electric vehicle infrastructure. One of the things that the master plans hadn't really addressed in any of the circulation plans were your freight railroad, which is clearly a vital part of Hainesport, and has been for quite some time. We think that should be addressed in a plan because clearly there are users. I see that train go by, hear it go by, and it's a very vital part of your community. So it should be addressed. Just the same as if you had an airport.

The utility service plan. This is a relatively weak thing, I don't think there's any chance that Hainesport is going to drop away from the Burlington County Hazard Mitigation Program. There are recommendations in that plan to see power generation. The only thing which may be applicable to this board is that there are sometimes blue acres financing available through the state of New Jersey. If there are properties, which are repetitively having losses due to flooding, it may make sense to identify those and put them on a map. Perhaps when blue acres money becomes available, acquiring them because those repetitive losses negatively impacts your flood rating.

Water supply and distribution. Clearly New Jersey American Water supplies your water. I just want to make sure that everyone's aware. I think you all are aware the best management practices in green infrastructure for stormwater have been implemented by municipal ordinance. The sanitary sewers area talked about and has been continued as envisioned by the plan. You participate with the county recycling program and you have waste disposal.

On page 29. This is about community facilities and recreation. Some of those, as the Chairman correctly points out is some of these are somewhat repetitive, but I think we what we can do is we can combine some elements so that we're trying to be efficient. Talking about community facilities and recreation, open space and circulation in the same map would be helpful to staff as well as the governing body.

Your conservation plan element is still relevant. I don't believe it needs amendment that's on page 30. I think it's something that should be utilized. When sites are being evaluated, particularly for affordable housing, we've noticed in a number of communities, often the only land that's left is land that may be subject to occasional flooding and we're somehow placing affordable housing in areas that are flood prone. We really need to be very careful of that, because we don't want to saddle affordable housing or any housing with cost.

The economic plan elements, I think it's important. Clearly the pandemic allowed, outdoor dining and where capacity will increase. It may make sense to evaluate those

standards and allow them with some minor changes so that you are accommodating parked vehicles as well as outdoor dining in a fashion that can be accommodated.

We go a little bit into the historic preservation plan element. We did that for two reasons. The first reason was 2024 is coming up really quickly and you're going to celebrate your 100th anniversary 2024. I think if there are willing participants, and I'm hoping that there are. It would be nice if you could start a program, you can create a booklet, you could do some sight markers, just sort of celebrate your 100th anniversary with a little bit history. So that when people are somehow biking on these lanes that they can see that there was a battle on Long Bridge in the Revolutionary War, things like that.

Mrs. Kelley: Number one. I personally have gone into third grade for about 15 years and talked about the names of things for some of that history. That has been on going. Number two. There is another woman and myself who are working on some of the history. I got a call yesterday about two businesses in town. The plumbing supply on Route 38 has been in business since 1948. The other, I think they do seating. It's right near the Marne Highway bridge. They have been in business and will be getting me a date. This person has been working on that. I have asked to be put on a group that is going to go into more detail with 100 anniversary. I have a whole lot of information on the houses that you talked about being marked as possibility. Richard Pedlow did the history of Hainesport and a whole section on historic houses. How far back do you think we should recognize the houses, 1700's, 1800's?

Mrs. Taylor: I think that's something that's up to you to determine what's appropriate. It will largely depend on funding and financing of what you can do. You might be able to raise money to get businesses to contribute to put up signs, you may be able to get some state historic preservation funds. All that will require some organization to do so. So if you have sites and you can identify Breezy Point. Let's say you can identify that site, if you know where it is, of course, there's nothing left of it, but you can. You can identify it. Rancocas State Park is something that clearly is prehistory as well, though most of it has been taken away as sand.

Mrs. Kelley: I believe Ms. Kosko is working with John Anderson. The creek is becoming a national waterway.

Mrs. Gilmore: The Blue Water Trail.

Mrs. Kelley: Therefore, some of that is being identified.

Mrs. Taylor: This clearly came up when we were talking. So I thought, well, let me add a little bit more. There were some mappings and there may be an original somewhere. The copy I have I can't read. I'm hoping Ms. Kosko finds it in her sack of stuff or somebody else does. I think that's one of those things that we can work on and it's important, especially with your anniversary coming up. It'll be here before you know.

So a lot of this is about open space, Agricultural Preservation Plan and targeted acquisition map.

I'm on page 34. Ms. Ludden was talking a lot about sustainability. She talked about it a lot in the context of adjacent communities and how they manage it. I think the thing in Hainesport is that you may or may not have enough volunteers interested. It really will be



a matter of seeing if you have volunteers who are interested in a green team kind of idea or sustainability team. I think there are some very good examples of towns that you could look at. The star rating that the state is giving the sustainability stars, the gold, silver and bronze levels. I think you're doing a lot of things, I just don't know that the public knows that. You do work with stormwater, recycling, and you do work with all this stuff. Making sure that the water quality is good. I do think there's a possibility for an Arbor Day celebrations, you can have one out back. There's community yard sales, you may already do that. So all these things that happen, all you need to do is toot your horn and say, "Look, we did it" and then you get a gold star. You have to ask for it. The last thing that we think may be important, particularly in light of the blue trail that you're talking about, is public access to facilities. Particularly like new launches and ways to get to the water. It's all over right. Maybe you need a bike trail that connects you with the water. Those kinds of things would be very important part of a circulation plan and an open space plan.

We talked about public infrastructure. And then we talk about some changes to the development regulations, none of which are extremely radical or anything. There's some conversation about adding definitions about cannabis and where it can be warehoused and distributed. The electric vehicle infrastructure, accessory structures and these came from Mrs. Newcomb with regard to fences and pools. There were some nonconforming uses. There are quite a number of duplex and two family dwellings in your R2 district. One of the things we talked to Mrs. Newcomb about and the subcommittee is that when you have this kind of facilities, if you want to put a structure out the back and put a kitchen that becomes very complicated, and they have to pay for Mr. Kingsbury and they have to pay for me. It just gets really expensive. You're taking folks who live in an older home, and you're trying to fix it, and you've made it more expensive for really no apparent reason. So thinking about ways to help people so that if they want to make improvements to their home, that it's not quite as difficult to do so.

You will get a new zoning map at some point. There's a very long conversation about all your redevelopment plans. I don't think I want to get into that and think you're all very familiar with those areas. There's the existing land use map was really just as a reflection of the zones we talked about. I have one in my bag. The only thing I would ask that you all do, is the reason it's marked as draft is so if you if you have any comments, you have any suggestions you want any to add anything? It's the whole point of this is to get a conversation started and to get your creative planning juices flowing.

Ms. Kosko: For the record, this was distributed to the Board two weeks ago. So just want to make for the record. We did distribute this to the board two weeks ago for prior review. We are moving forward with the public hearing at the next meeting. The draft will be posted online.

Mr. Krollfeifer: Are you talking about public at our meeting or township committee?

Mrs. Taylor: Our meeting, this is a planning for document.

Mrs. Kelley: I have a question. I live on Lumberton Road. This document also listed it as Lumberton Ave. and Lumberton Street. The maps in your car always have it as an avenue. I don't know if we want to make it all the same or not.

Mrs. Taylor: What do you call it?

Mrs. Kelley: Lumberton Road

Mrs. Taylor: That's what is on the official tax map.

Ms. Kosko: I believe we have the same issue with Bancroft.

Mrs. Baggio: We have the same issue with Edinburgh.

Ms. Kosko: Bancroft should be a road per its classification. What is it legally?

Mrs. Taylor: It is generally north south, I would call either an avenue or a boulevard. Streets are usually east west. Back in the day when planners and architects did this there was a protocol. There's not a protocol anymore. That's the history of planning.

Mrs. Tyndale: So with this document, this is a draft, but can we make changes to it?

Mrs. Taylor: Yes. It's your document. You're the planning board.

Mrs. Tyndale: I have a couple questions. So on page 18 and 19, it talks about the cannabis. And so it looks like the recommendation is that we will be a wholesaler and a distributor for it. So we have to do that, or is that something we vote on?

Mrs. Taylor: So recognizing a few things. The planning board sets up the master plan, the governing body makes the laws. So the governing body can do whatever they want, within the context of the master plan. So the conversation was that there was a subcommittee formed, and this was their recommendation.

Mrs. Tyndale: This was the recommendation to allow wholesale and distributor?

Mrs. Taylor: That's correct.

Mrs. Tyndale: But it's not a law.

Mrs. Taylor: That's correct, but would be at some point, potentially.

Mrs. Gilmore: It is up for public hearing next week.

Mrs. Tyndale: My next question is on page 23 and it talks about the goals. There's 10 of them listed. I'm just curious how number six would be implemented. It says support educational facilities, such as the Hainesport School District, other public education efforts regarding historic sites and structures and goes on.

Mrs. Taylor: The municipal land use law requires that schools if they were to change their facility, say they wanted to build a new school. Not saying they do, but if they did, they would have to come to you with their facilities plan and talk to you about why they think and support why they think they need a new school. So they'd have to give you basically a master plan element about schools. Additionally, I'm going to use Ms. Kosko as an example. So, stormwater quality, as part of what Ms. Kosko does in the office, she gets reports from all the homeowners associations and all the stormwater basins that are privately owned. She manages that and then sends it to the state to say, look, we've managed all our bases appropriately everyone's cutting the grass and maintain them as they're required to do on their site plan or their subdivision. Sometimes the HOA doesn't

know what they're doing and sometimes the engineer or the administrator needs to go and say to the HOA you need to do XYZ you haven't done it. So that's part of the role of the government here.

Mrs. Tyndale: What you're saying with number six, that is dealing with more than educational facilities?

Mrs. Taylor: Yes, and other public support educational facilities such as and other public education efforts, so part of what Mrs. Kelley does. She's goes out to the schools. So she's a member of the planning board and she's a representative of herself as well as the planning board. So she's going out in the schools to explain to people about things like this. Another suggestion we had was putting signs on trees out in the park, so that people could identify trees. Another conversation we had was putting public art in the park, and giving people the opportunity to have a cultural or an educational experience with related to art, or music, those kinds of things. Those are the kinds of things that can be accomplished in a public square or public park.

Mr. McKay: Does this report follow a template that the state provides?

Mrs. Taylor: Yes. So they don't necessarily provide a template. So the template is the law, which is noted under A on page 4. What we try to do is make it so that it's as helpful as possible to the end user whether it's the governing body, you, another planner, the engineer, the attorney, or the administrator. The whole goal is trying to make it as user friendly as possible, though it's not. So do you have an issue with something?

Mr. McKay: I was just curious about who came up with the format of the document.

Mrs. Taylor: I generated this outline and it is fairly comprehensive. It's probably the largest examination report you've ever gotten.

Mr. McKay: If we went over to Trenton and looked at their document, it wouldn't follow this format necessarily. If we went to Mt. Holly or Moorestown, they might have something that looks different than this.

Mrs. Taylor: It is probably closer to Moorestown than Mt. Holly. We don't do their plan, generally CCH does. We work for the planning board in Moorestown.

Mr. McKay: So what I'm hearing is that every town planner creates their own report, pretty much.

Mrs. Taylor: Sadly, yes.

Mr. McKay: You can't go to some other towns report and go to section, Roman numeral eight, and find that it deals with redevelopment?

Mrs. Taylor: Well, it only would if there are redevelopment plans. Let's go to page four and we'll try to boil that down. So the major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report. So your last reexamination report talked about certain things. Two examples are: I'll use Bancroft Lane, the implementation of same and expanding sanitary sewer service to all existing residential that you could. So what we do is we take all those documents,

and I clean them, and I pull out problems and objectives. Then we talk about if they've been satisfied or not satisfied, which is B. C is a lot of language of assumptions, policies and objectives. We looked at all the population data, we looked at the housing data, and we looked at the state policies that came down from them, because you need to do this Ms. Kosko because we want you to do it because we're not doing it. That's what all that conversation is about all that state stuff. It doesn't just have the state plan policy map and it has everything the cannabis, the electrical vehicle, and infrastructure, everything that came down the pipe from the state that said you need to do XYZ and how we responded to it. We did x, we did y, we did Z. We implemented the green infrastructure and the stormwater rules. Then it goes to the specific changes recommended for the master plan or development regulations. So we actually separated this. So we have one section for the master plan and then we have one section for the development regulations. The second to last, E, is incorporation of redevelopment plan. We put all those summaries as best we could of redevelopment plans. The last one F is that clearly electrical vehicle infrastructure which has been deemed to be extremely important by the State of New Jersey. So much that they made it its own separate section, which we did. Yes, there is a template, is it clear? No. Generally speaking, this plan exceeds what would be required and gives you as much information as practically possible so that you can make informed decisions as you move forward.

Ms. Kosko: It's safe to say the content of the reexamination is somewhat fluid across other municipalities in terms of the things that it addresses per the law but specific to our town. Our elements are optional elements. It doesn't mean Lumberton has the same optional elements as we do.

Mrs. Taylor: That's correct. Right.

Ms. Kosko: Mr. Ragan was here for 30 years and involved with how many of our reexaminations.

Mrs. Taylor: They did the 1996 Master Plan which superseded the 1987 plan.

Ms. Kosko: Were those full comprehensive master plans?

Mrs. Taylor: The 1996 plan was, which Ragan Design Group did. There was the 2001 open space element and then you did reexamination reports in 2008 and 2002. For example, sometimes a town might say, we're going to do a reexamination report and going to examine our land use and we're going to make a specific change to land use as part of a reexamination report. I believe that may be some of the things that happened in 2002 and 2008, why they were so close together?

Ms. Kosko: Was it the six year requirement at that time?

Mrs. Taylor: Yeah, but I think there were recommendations about land use changes. One of the things that I'll talk about, and I'll give you an example, the blocks and lots we talk about, and I can pull out the map. Under my finger is a yellow square. Its existing land, their residential, they were built in the mid-1800's. They've been zoned commercial for quite some time. However, they have not converted to commercial because their residences and people live there. So somebody, in order to convert it to commercial, would have to purchase all of them, demolish them, and build a business with in the middle of this block. This doesn't make a whole lot of sense. So we recommend in this

report that they got rezone back to the R2 zone, which is north of them and what they were before that road came in, before that slip lane off of 38.

So one of the things that we don't have to do under reexamination, is that we don't need to notify people within 200 feet of the property, knows that we are rezoning them. If we were to do that in a new land use plan, we would have to. There's no downside for them to be rezoned as R2, it's actually a benefit to them. So there's no concern that you're not actually removing rights from them, you're actually giving them rights that they didn't have previously. So sometimes that happens in reexamination reports.

Mrs. Baggio: So the 1996 master plan, which I haven't seen, is still the master plan and this is simply a reexamination of where we are today. The base is still there.

Mrs. Taylor: Yes, that's correct. It's still there. One of the things I will say is that the Open Space plan, the map that we have from 2002 is outdated needs to be updated. The historic plan, again, I pray some of you have it. I can't read it. I use it sometimes when I do reviews, particularly when you use variances and things like that.

Mrs. Kelley: I will try and get to a list of the houses.

Ms. Kosko: Did you get the historic plan from the website? How do you have it now?

Mrs. Taylor: I have it electronically and I'll show it to you sometime.

Ms. Kosko: We have it, it might have just been a bad scan. It's just the historic element. I finally found the most updated executed rossi from June of 2007. I just haven't set it to you.

Mrs. Taylor: That's something that will come. So these are things like the rossi, I don't know that this is on the map. This isn't on the map that was done back in the day. It's important that this is sort of updated. You will have a new open space plan. That's a recommendation in the report at some point in time.

Ms. Kosko: And a new zoning map.

Mrs. Taylor: The redevelopment zones will be put on the zoning map. Do you have any concern with respect to the form of this? Is it confusing for you? Is it clear?

Mr. Krollfeifer: I am good. Is there anything else from the Board? We're not taking any action on this tonight other than thanking you profusely and the subcommittee that worked on all this to bring it all together. Who will be presenting it at our next meeting?

Mrs. Taylor: Likely me.

Ms. Kosko: Because this is being introduced, is there any need for any type of resolution at this point or it is just an introduction and then the public hearing where we effectuate and do a resolution referral to the committee.

Mr. Kingsbury: A 10-day notice must be given for the public hearing.

Mr. McKay: As you go through this document, there are recommendations that are being made such as historic markers, right. There are also recommendations, suggesting some

changes to the ordinances. Some issues regarding quite a bit, quite a write up about development regulations, things like sideline setbacks, and that sort of thing? How do we go about after this resolution if this plan is adopted? What's the recommended methodology for then going back through the report to actually implement the changes that are recommended or not?

Mrs. Taylor: So typically, what I didn't do with this, and what I typically will do is I'll generate a summary. I think I have a placeholder for that at 10, there's a summary. So what I would do is take all those recommendations and put them in a row and consolidate them. Let's say, Mrs. Newcomb says, oh, you know what, I can change the ordinance and submit it to the governing body for the pool setbacks. The governing body then could do that. So then check that's done.

Mr. McKay: You're going to incorporate a checklist into this.

Mrs. Taylor: Basically, yes. So that once all those grayed recommendations are okay with everybody, then they're going to get consolidated into one list. They'll stay in the report, but there'll be a summary list that can go to the governing body.

Mrs. Newcomb: Question from the enforcement side. So the meeting that we had in regards to the suggested changes, on page 35, for my section 104. So does that become part of the checklist, these recommendations? And then if they get approved, then do they then go into the change into my zoning ordinances?

Mrs. Taylor: Yes, what would happen is that the ordinance would have to be generated, and the governing body would have to adopt it. Oftentimes, this requires a champion in the town, somebody who says, "Here governing body here's the list". Now you get your attorney, planner, or engineer to do XYZ.

Mrs. Newcomb: I know when we met, we have three or four that were really my objective over the many years of being here. I know 2008 plan, I have sat down with Ragan Design for over a year and we went through every part of the book and had changed things as far back as just fences chicken wire, because there were so many different things. We come to the conclusion that these ones that are recommended here are things that would not hurt the intent of the ordinance, yet the productive for the residents of Hainesport Township. So from a zoning officer point of view, I would ask that the planning board here on page 35, review those and consider those changes so that when they come to the box so that they can get checked off.

Mrs. Taylor: That's going to be the governing body. So I'll use an example. We work in pinelands towns, a lot of times they won't accept a masterplan reexamination report until you give them the ordinances. So the pilots commission will defer approval of this document until you send them the actual ordinances. So as part of this project, maybe in July, we have a code that said, we change the pools and the fences. For an example we change all those residential units that are in the commercial zone into the R2 zone in July. You sort of chip away at it and those ordinances will come back to you for consistency review from the governing body. So that's generally how we do it and it takes anywhere from six months to 10 years. Some of these things are master plan elements that you're going to have to decide when you're going to do it.

Ms. Kosko: We just did a complete codification. Chapter 104 was not included in that codification because it's the largest ordinance that the town has, and this Board is tasked with reviewing it. It worked out well that was not part of the codification and now we can just focus on Chapter 104. That can be done in one ordinance. But it's going to take a while because it varies. If you ever looked at Chapter 104, it is enormous. It should be looked at all at once. So not only are we checking off these five boxes, but there might be other boxes that need to be checked off. We should look at it globally one time and do it all at once.

Mrs. Taylor: I met with Mrs. Newcomb because I wanted to make sure that we got as comprehensive list as possible of things that needed to change. These things are awesome. A lot of times it will sit on a shelf if nobody does anything with it.

Mr. Krollfeifer: Thank you again. We look forward to the next meeting and moving forward with this.

Mrs. Taylor: Thank you so much.

## 7. Minutes

### A. Meeting minutes of January 5, 2022 regular meeting

Motion to approve: Mrs. Kelley

Second: Mrs. Baggio

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

Motion carries to approve.

### B. Meeting minutes of February 2, 2022.

Motion to approve: Ms. Kosko

Second: Mrs. Kelley

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

Motion carries to approve.

## 8. Resolutions

### A. Resolution 2022-06: Granting 2 lot minor subdivision approval of Block 65 Lot 15

Motion to approve: Mrs. Gilmore

Second: Mrs. Tyndale

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

Motion carries to approve.

### B. Resolution 2022-07: Granting bulk variances for additions to an existing

**residential dwelling on Block 101.05 Lot 5**

Motion to approve: Mrs. Baggio

Second: Mrs. Tyndale

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

**9. Correspondence**

**A. Letter dated February 11, 2022 from Alaimo Engineering to Mr. Krollfeifer.  
Re: Bluewater Property Group, LLC, proposed warehouse on Block 24 Lots  
4.01, 11, 12.02, 12.03, 12.04, and 12.05, 710 Marne Highway, preliminary/final  
major site plan Compliance Review**

**B. Letter dated February 14, 2022 from Alaimo Engineering to Ms. Kosko  
Re: Hainesport Commerce Center**

Motion to accept and file: Mrs. Kelley

Second: Mrs. Baggio

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

Motion carries.

**10. Executive Session**

Mr. Krollfeifer: At this point, we're going to enter into executive session. I have to ask the public to step outside. It will be very quick and we will come back at the end and complete the meeting with board comments, professional comments, and public comments.

Motion to enter executive session at 8:19pm: Ms. Kosko

Second: Mrs. Baggio

**Roll call:** All in favor

Motion to exit executive session and return to regular meeting at 8:25pm: Mrs. Baggio

Second: Mrs. Tyndale

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

Ms. Kosko: I want to thank Mrs. Gilmore, Mr. McKay, Mr. Krollfeifer, and Mr. Bradley for taking the stormwater class. I do appreciate that.

Mrs. Baggio: I also took the class.

Ms. Kosko: Please send me an email. I will add you to the list.

Mr. Tricocci: I also took the class.

Ms. Kosko: Please send me an email.



**11. Professional Comments - None****12. Board Comments**

Mrs. Gilmore thanked everyone who helped with the subcommittee: Mike Wilson, Janice Ludden, and Tristen Sylk. It was a very interesting learning experience. We have some very knowledgeable people who work here at the township.

**13. Public Comments**

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

**14. Adjournment**

Mrs. Tyndale motioned to adjourn at 8:30 pm.

Second: Mrs. Baggio

**Roll call:** All in favor

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Paula L. Tiver, Secretary