

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD  
MINUTES**

**Time: Immediately following 6:30 Reorganization Meeting**

**January 4, 2023**

**1. Call to Order**

The meeting was called to order at 6:50pm 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 10:30 PM”**

**5. Roll Call**

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

Absent: Mrs. Tyndale

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

Mr. Krollfeifer: I want to welcome back to the Joint Land Use Board, our new Mayor, Gerry Clauss and Mrs. Gilmore for another year. Also, Mr. MacLachlan is going to be joining us for 4 years. Welcome back and thank you.

**6. Items for Business**

**A. Case 19-09C: R & M Development, LLC**

**Block 100 Lots 8.03, 8.02**

**60 Bancroft Lane**

**Revised Subdivision, Preliminary/Final Subdivision Approval**

**Attorney: David C. Frank**

David Frank requested to adjourn the application to February 1, 2023. The applicant must re-notice.

Mrs. Gilmore motioned to adjourn until February 1, 2023

Second: Mrs. Kelley

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

**B. Case 22-05: Fernando & Theresa Lourenco**

**Block 110 Lot 12.01**

**1903 Ark Road**

**Bulk Variance**

**Attorney: Thomas Coleman, III**

Mr. Petrone: Good evening. Chuck Petrone filling in for Mr. Coleman. As you recall, this application commenced at the December meeting, and we adjourned to be able to provide the board with some additional information. At that meeting, I have witnesses of the applicants Ms. Cardose, their niece who acted as an interpreter as well as Mr. DeVietro, professional planner. Unfortunately, Mr. DeVietro cannot be present this evening, but I think he had concluded with his testimony at the prior meeting. Since then, the property in question is looking at 1903 Ark Road. And at that particular time or in December, we were requesting two variances. side yard setback variance for the new dwelling 50 feet required 33 feet proposed. We were also requesting a lot line setback for a chicken coop that is constructed out there.

Since the December meeting, they were going to withdraw the variance application related to the chicken coop. They've actually relocated the chicken coop on the property. So, it has a 50-foot setback from each side property line and there's significant distance to the property line. Now, a revised plan will be submitted to provide that, at least a 50-foot property line setback. So that leaves us with just the variance for the proposed house. The 33-foot side yard setback proposed which is greater than the setback for the existing house. Just to bring some of the board members with some of the issues that were raised at the December meeting. One of the questions had to do with septic. We have a septic approval from Burlington County Health which is August of 2021, it is good for two years.

If we have to renew it, it shouldn't be a problem. But we are well aware and subject to Burlington County Board of Health with respect to the new septic system as well as the removal or abandonment of the existing septic system. So, we're aware of that. With respect to the chickens at the last hearing, the applicants testified that they were limited to the number of chickens to 40. Michelle Taylor had provided us information from Rutgers University and we've actually reached out to Rutgers with respect to the number of chickens for the size of the chicken coop. Unfortunately, we haven't had any feedback, I think part of it may have been closed over the holiday break and not open yet. But again, we committed to comply with any recommendations that Rutgers had made with respect to the number of chicken as well as the care of the chickens. Based on my reading of the requirements on the recommendations from Rutgers, we should have more than enough space for the 40 chickens that we're going to agree to, again, chickens, and these would be the only animals other than household pets at the site. So, with respect to the rear of the property, we would just have the 40 chickens in the chicken coop and the bees in the beehive area.

The other issue that I wanted to bring to the board's attention was a concern with respect to scheduling of the demolition and construction of the new house. The applicant preference is to start construction of the new house prior to demolition.

They have a lot of materials and supplies already stored in the new house as they've been accumulating them for the construction. The other thing is that the old house is already serviced by electricity, it's fine and during the construction process would prefer to tie into the electrical service that exists at the old house. It's not uncommon for this type of situation where new construction is ongoing prior to the demolition of the existing house. So, we just wanted to bring that to the board's attention since I know it was an issue and we looked into it. Material storage is the prime reason that we would prefer to start construction and through the time after construction has started.

Mr. McKay: Where are the materials stored right now.

Mr. Petrone: Mostly in the house and in the barn, but mostly in the existing house.

Mr. McKay: There was some testimony and some debate between your clients and a neighbor about certain piles of material in and about the yard, whether they were building materials.

Mr. Petrone: I know since the last meeting; the applicants have been on site cleaning up. There was a language breakdown between the zoning officer and the applicant. She advised the applicants not to do anything. They thought she meant they couldn't do anything on the property maintenance. I confirmed with Mrs. Newcomb with respect to that and they were able to go out there and clean some of the materials that were out there. So, trying to get ahead of that aspect. But with respect to other things that were stored, there was soil brought in and that's been reviewed by soil conservation and approved. They were fine as long as we don't bring any additional soil in. They were able to gather more of the materials and supplies for the construction of the new house, so they're trying to keep them out of the weather.

Mr. McKay: So, the issue of the abandoned unregistered car. There is a Jeep there.

Mr. Petron: They are saying that the Jeep is registered. I think there was some question as to whether or not there was a construction vehicle. That's Mr. Lourenco own vehicle, works in the vehicle, he gets supplied by his employer. Because he travels, he's allowed to take it to and from his other jobs. That's the only construction vehicle. There are no other construction vehicles that would be parked at the site other than what the applicants have.

Mr. Kröllfeifer: One comment about the demolition, the timing, and I know I raised it at the last meeting. I still have a problem with it and it has nothing to do with putting the applicant in the penalty box. We want to help work with them as best as possible. But what I don't want is for township to be stuck with the new house partially constructed, and an existing house that's being abandoned, still on the property. We have to make sure that it's going to be done. Is there a bond being placed on this?

Mrs. Newcomb: So, I'm actually in support of the request. This wouldn't be the first time that this has happened. As the zoning officer and in the construction office, there's a lot of controls that we have, meaning that at some point, you can even put it in the resolution. If this were to pass, once they get to a certain point in construction, meaning rough electrical, rough plumbing, all the roughs, that demo permit would be required to be in my office at that time. If that was in the resolution that will allow me then to enforce the fact that at that point that the construction of the house goes no further, until I have the

demo. Demolishing this house will take one day to be quite honest with you. But we've done this where people have had to rehab their houses or we've had fires where people have lived in trailers. The control is that you don't get a co until all those conditions are met. I agree with the fact is that keeping the house and using it as a storage facility compared to 100 pods on the property is a lot cleaner and more sufficient. The electric, it's already in the house and makes sense that they can use that in order to build without having to come in for tent poles and things such as that. So again, I as the zoning officer on the construction Tech, I feel that I'm in support of what the request is only because you have for all these years of doing this job. There's not one that has gotten by us yet.

Mr. McKay: Do you have a recommendation on the percentage of completion.

Mrs. Newcomb: Once they call for all the rough service, or probably the rough electrical and they get service on that once they establish service and they get a cut in cord. It's sent to PSE&G comes and they set the meter on the new house. At that point, then that can be disconnected from the existing home and that demolition can start.

Mr. McKay: So, the installation of the meter is the trigger.

Mrs. Newcomb: Yes, that would be the perfect analogy. At that point, they don't get anything further until that demo permit in and action has started.

Mr. Krollfeifer: Is that clear and acceptable?

Mr. Petrone: Yes.

Mr. Bradley: Do we have any notion of when and how long construction is going to take place?

Mr. Petrone: Quick because the applicant himself is going to be constructing the house and he wants to live peacefully with his wife. He will start as soon as we satisfy the conditions of the approval. They're ready to go.

Mr. Bradley: What prompted that question was it seems like they've been doing a lot of work inn a considerable amount of time. I just don't want this house being built to go for a year.

Mr. Petrone: No, they are anxious to build their new home and live in their new home. Hopefully they won't have any delays with respect to supplies and materials getting in nor will they have any delays from another contractor delaying them.

Mr. Bradley: Will the applicant's job won't prohibit him from spending time he needs on the property?

Mr. Petrone: It will not.

Mrs. Newcomb: Another point of interest is the existing garage; we will require them to get a construction permit for that as well. It will be separate of the house that will require them to deal with the construction office under the guidelines of exposing footings making sure that any trusses that are done any type of electrical work that is done is all in with our guidelines.

Mr. McKay: Does that also apply the chicken coop now that it has been moved?

Mrs. Newcomb: It does not.

Mr. Krollfeifer: Can we have Mrs. Cardose explain to the applicant's now so there is no misunderstanding.

Ms. Cardose: Yes, they are agreeable. They will knock the old house down as soon as they are able.

Mrs. Newcomb: I've discussed with Mr. Petrone that prior to them getting any permits from us is that I will go out and inspect the property, especially the garage itself, as we've discussed before of the chickens in there, I will make sure that they are removed, that the venting from the roof is removed. It's not required anymore at that point and at that point, I will sign off on zoning prior to any of this happening.

Mr. Petrone: That is all I have.

Mr. Krollfeifer: Any questions from any of the Board Members?

Mr. McKay: Well, just to be clear, we're left with the request for the side yard variance for the dwelling. The chicken coop has been resolved.

Mr. Petrone: Yes. The chicken coop will comply with the 50' setback.

Mr. McKay: That is the primary request for relief subject to the other conditions that we've itemized during our back and forth.

Mr. Petrone: Agreed.

Mr. Krollfeifer: Any comments from our professionals?

Mr. Taylor: Just a couple minor things. I think it was discussed at the prior meeting as a condition of approval that you would provide conformation of the letter of interpretation.

Mr. Petrone: Yes, absolutely.

Mr. Taylor: The second issue was kind of for Mrs. Newcomb and the Board. Do you want to set a timetable for a number of days after the PSE&G electric service installation so there is something certain such as 30, 60, 90 days after that or whatever that trigger is. They really need that new service.

Mrs. Newcomb: If you want my opinion, it's two weeks. The reason being that once they get that meter that permit now needs to be in my office, because they're going to have the disconnect letter from PSE&G that goes along with that house. Then at that point, they will have 30 days to remove existing home as far as I would like to see. That's up to you, the board members what they want.

Mr. Taylor: I just want it to make sense.

Mrs. Newcomb: I agree I think in the resolution that needs to define some of these things. Absolutely.

Mr. McKay: Two weeks after meter goes in the new house, they must drop the demo from it.

Mrs. Newcomb: What will happen is that two weeks' time frame, they have to go to PSE&G. PSE&G will have to get them a disconnect letter to be part of their demo permit.

Mr. McKay: Then 30 days after the permit the work has to be done. The house has to be demolished.

Mayor Clauss: Sometimes they require a permit disconnect. If you don't own it, you still need a letter from Verizon saying there is no phone. Cable. So can they work on getting those items verified that they're not hooked, so they don't have to wait.

Mrs. Newcomb: They usually don't have a problem with it. This house has been vacant for probably a good five to eight years. I would find it hard to break through the cable lines or anything in there. But again, that's something that we can, you know, enforce. But I'm more concerned about PSE&G's disconnect letter.

Mr. Krollfeifer: So far, all of that is tied in phone and everything else. If there is any, that has to be tied into those two weeks and then that 30 days.

Mrs. Newcomb: Correct. Unless one of these utility companies tells me, they can't reach that time, then I have to make a decision whether or not I take them back to the board. Okay.

Mr. Taylor: Just a clarification on the number of chickens. The applicant said they would agree with up to 40, you're still trying to get feedback. So, I think their condition would be not more than 40 chickens or some other lower number recommended by Rutgers.

Mr. Petrone: Correct.

Mr. Taylor: So, the other matter regarding the construction vehicle on site.

Ms. Cardose: The vehicle is only there when my aunt and uncle are on the property.

Mr. McKay: Because they drive it to get to the property.

Ms. Cardose: Absolutely.

Mr. Taylor: But once occupied, construction vehicles will be there.

Ms. Cardose: Yes. His employer provides that for him because my uncle commutes to Delaware every single day.

Mr. Taylor: Okay, so it's not his business?

Ms. Cardose: No, it is not his business. He works for someone else.

Mr. Miller: Do you have a soil's permit?

Mr. Petrone: We've been through soils, yes, I can provide you the approval that we have.

Mr. Krollfeifer: Okay. Any other questions from the board or professionals? If not, I'll open this up to the public for this application.

Steve Scheimreif: (sworn in at last meeting). I am at the property 1911 Ark Road. I understand what you're trying to do here with the resolution part of it. I'm retired from PSE&G, 33 years. So, I want to speak on the electrical part and the meter. Earlier Kathy had said something about when all the rough ins are done at that point, you're going to call for the house has to be demolished. It got switched once the meter is set, right.

Mrs. Newcomb: Once they do the rough ins for the electrical, plumbing, such as that, nine times out of 10, they ask for the service request as well.

Mr. Scheimreif: They do, but it's not always that way. We could set a meter and the house is almost move in.

Mrs. Newcomb: You are not understanding what my point is. Construction will be stopped until they get that meter set. Nothing else will happen, no installation, nothing else will be done.

Mr. Scheimreif: They might not set the meter until the drywall is in.

Mrs. Newcomb: That is not what is happening in the 20 years since she has been doing this.

Mr. Scheimreif: Well, I've set meters over 33 years. So, it could be like I said, it could be in moving condition before that meter gets set. My concern is the house gets torn down and cleaned up.

Mrs. Newcomb: They will not live in that house or do anything until the meter is set and that house is done. Then they can get their CO.

Mr. Scheimreif: I just want it to be clear in the resolution. He just wanted to make it clear that when and where that meter gets set is not always what you think.

Mayor Clauss: I have done a lot of electrical services and as long as the service is put in, and it has a load, which only means you install an outlet because PSE&G will not set a meter unless you have a load. And once they do that, you can use as a temporary and the house can be demolished. You can actually upon framing do the service before rough.

Mrs. Newcomb: It is not going anywhere until we say so in the construction office.

Mayor Clauss: Once he has a roof over it, and service outlet.

Mr. Scheimreif: There's a difference between a temporary service and a permanent.

Mayor Clauss: Yes, but anything I have ever worked on, you weren't allowed to set a meter unless you had a load and an outlet qualifies as a load. Setting the meter won't be delayed provided he gets the service inspected and has one outlet.

Mr. Krollfeifer: Thank you, sir, for clarifying that. Any other public comment on this application? Okay. Anybody online have anything to say about this application? None. Closing public comment.

Mr. McKay: I'll make a motion to grant the requested relief with the conditions that we've discussed.

Mr. Kingsbury: The conditions that I have are: The demolition of the existing house will be controlled by Mrs. Newcomb's office based on electrical service. The applicant will comply with the requirements of Rutgers regarding the recommendation or how many chickens up to 40 and how they will obtain an LOI from DEP.

Mr. McKay: A soil letter will be provided.

Mr. Petrone: Yes.

Mr. Krollfeifer: I think regarding the chickens, were saying no more than 40. But if Rutgers says 30 That's the number that's the maximum.

Mr. McKay motioned to approve

Second: Mayor Clauss

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

Motion carries to approve.

Mr. Petrone: On behalf of the applicant, we just like to thank the board for their time and understanding.

**C. Case 22-11: 735 N. Clinton Ave. Inc.**

**Block 100.17 Lot 1.04**

**1352 Route 38**

**Use variance subject to site plan waiver or subsequent site plan application**

**Attorney: Patrick McAndrew**

Patrick McAndrew requested to adjourn the application to February 1, 2023. No new notice is required.

Mrs. Gilmore motioned to adjourn the application to February 1, 2023 at 6:30pm.

Second: Mrs. Kelley

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

Motion carries.

**D. Case 22-09A: Beacon of Hope, Inc.**

**Block 101.02 Lot 5**

**1285 Route 38**

**Preliminary/final site plan, use variance, bulk variance.**  
**Attorney: Erica Edwards**

Proper notice was given.

Ms. Edwards: My name is Erica Edwards. I'm a land use and zoning lawyer here in New Jersey.

Mrs. Tiver: There are several people that will need to recuse themselves. The Mayor and Township Committeewoman due to a use variance. There are two members that are within the 200' notice that will need to step down. That would be Mrs. Baggio and Mr. Bradley. We will need Mr. Murphy and Mr. Noworyta.

Ms. Edwards: Awesome and we do have seven voting members.

Mrs. Tiver: Correct.

Ms. Edwards: Okay. Thank you. I just want to establish that. Again, my name is Erica Edwards. I'm a land use and zoning lawyer here in New Jersey. I'm here tonight on behalf of the applicant known as Beacon of Hope Incorporated. The site in question or issue that we're here to discuss with you tonight is 1285 Route 38, identified as block 101.02 Lot 5 on the official tax map of the township of Hainesport.

Mr. McKay: This is formally known as Aaron Levin's Portrait Gallery.

Ms. Edwards: I understand that is correct, sir. We are here tonight, seeking preliminary and final site plan approval, use and bulk variance relief as well. For your approval to put a house of worship, in a zone in which it is currently not a principal permitted use. We are in the highway commercial zone, the site in question. We are contract purchasers of that property. The owner, by the way is here in the audience, representative of the owner who has signed the application but we do have the owner support and the owner is here tonight. Just want to establish that we have four witnesses tonight just to let you know, kind of where we're going. Our fact witness is Reverend Darlene Trappier of Beacon of Hope Incorporated. We also have a Project Engineer Mark Malinowski of Stout & Caldwell out of Cinnaminson. Architect of record is Kent Warner of JRP Architects out of Riverton, and then our Professional Planner is Mark Remsa out of Mount Laurel,

Mr. Krollfeifer: Could you bring those four people forward to be sworn in at the same time?

Ms. Edwards: I will certainly do that.

Mr. Kingsbury: Swore in the four witnesses.

Mr. Krollfeifer: Do you want to qualify your professional witnesses now?

Mark Malinowski, Kent Warner, and Mark Remsa gave their credentials and the Board accepted.

Ms. Edwards: Our first witness will be our fact witness, Miss Trappy and we're going to be providing some introductory information about Beacon of Hope. Please state your name for the record.

Ms. Trappier: My name is Darlene Trappier.

Ms. Edwards: Would you tell the board what your role is with Beacon of Hope?

Ms. Trappier: I am the owner and executive director.

Ms. Edwards: Where's Beacon of Hope currently located?

Ms. Trappier: It is currently located at 41 Mill Street in Mount Holly, New Jersey.

Ms. Edwards: How long have you been with Beacon of Hope?

Ms. Trappier: I've been with beacon of hope for 12 years.

Ms. Edwards: Isn't it true that you have been searching for some time for a new location for the organization?

Ms. Trappier: That is correct.

Ms. Edwards: What does Beacon of Hope can currently do? What services does it currently provide?

Ms. Trappier: Beacon of Hope provides a food pantry, a clothes closet, a life skills training, and a code blue shelter center. I think that's it.

Ms. Edwards: That's the extent of the current operation.

Ms. Trappier: Yes.

Mr. McKay: I understand Code Blue shelter is in cold weather shelter.

Ms. Trappier: Yes, it is only during the winter months. or whether

Mr. McKay: What's the temperature to trigger that.?

Ms. Trappier: It has to be 32 degrees or 25 windchill factor.

Ms. Edwards: Am I correct, in that you are a resident of Hainesport Township?

Ms. Trappier: Yes, I have lived in Hainesport for 21 years.

Ms. Edwards: Was it your goal to find a location in a Hainesport Township that was suitable for relocation of Beacon of Hope?

Ms. Trappier: Yes.

Ms. Edwards: Would you describe the existing or the site in question, and, in particular, provide an overview of the uses that you propose to undertake at the new location.

Ms. Trappier: There's three separate law structures on the property, the house would be used for our staff. So, we would have on site staff and the storefront, we would be using as a multipurpose, one for the Worship Center, as well as other functions that we do for the community. The warehouse in the back will be for our code blue shelter site, as well as our food pantry and our clothes closet distribution.

Ms. Edwards: In terms of house of worship, that required to use variance, what are the hours of operation, if you will of that house of worship? When will worship service be undertaken?

Ms. Trappier: Worship services will be on Sunday morning from 11am to 1pm and Wednesday nights from 7pm to 8:30pm.

Ms. Edwards: Is that the extent of the worship services?

Ms. Trappier: Yes.

Ms. Edwards: In terms of the food and clothing distribution, what are the hours of operation of those departments?

Ms. Trappier: The food and clothing distribution is every Friday from 9am to 1pm.

Ms. Edwards: That's the extent of the hours within which you will be distributed from that location.

Ms. Trappier: Yes.

Ms. Edwards: In terms of the life skills classes that you referenced, could you tell us what that is and when those will be provided?

Ms. Trappier: Life skill classes will be Monday through Wednesday, from 9am to 1pm. During those times we will be having our life skill classes.

Ms. Edwards: When you say life skills classes, what does that mean?

Ms. Trappier: Life Skills is parenting classes, domestic violence training, parenting, nutritional training classes, financial freedom, employment so that people can improve themselves.

Mr. McKay: Is there some educational background for the teachers, trainers or whatever you're officially call for these various classes.

Ms. Trappier: Yes, even nutritional training classes, we are contracted with the Food Bank of South Jersey, which I'm a board member, and they send out their teachers. We also worked with local banks for the financial freedom classes. The parenting classes, we worked with Virtua to have them come out to help teach people about parenting skills and domestic violence. We work with the police department.

Mr. McKay: These are lectures and speakers that come in for the students.

Ms. Edwards: With respect to the homeless shelter, to homeless shelter, could you describe in a little more detail what that is, when you provide them services, and how many people.

Mrs. Trappier: The homeless shelter only operates effectively December 1 until March 31. We provide emergency shelter for adult men and women only; we do not provide for families. We allow them to come in from 7pm to 7am. In the morning, we provide them a place to sleep, we provide hot meals for them, we provide hygiene kits, and other things that would help them we also provide transportation to and from the center.

Mr. McKay: So, is the shelter aspect of this tied in with Code Blue aspect? It sounds like they're pretty much the same.

Ms. Trappier: Yes, the shelter is overnight Code Blue shelter.

Mr. McKay: So, it runs from December 1 to March 31. but correct me if I'm wrong, only when you have 32 or below degrees Fahrenheit and wind chill of 25 degrees or less.

Ms. Trappier: Yes, the health department would have to do a declaration for us to enact code blue. The health department send out the notification and we enact it from 7pm until 7am.

The public had difficulty hearing so Ms. Edwards did a recap of the last couple of questions.

Mr. McKay: Are you aware if there are any other code blue shelters in the five-town area in Burlington County? You know what I mean by five towns?

Ms. Trappier: Yes, there's only two other code blue shelter sites one in Burlington Township and one in Browns Mills.

Mr. McKay: Neither one of them were within the five towns.

Ms. Trappier: No, just that one.

Ms. Edwards: How many beds are there in the code blue shelter that we're proposing.

Ms. Trappier: We're legally only allowed to have 14. So, we cannot go over 14 adult adults, men and women 18 and over,

Mr. McKay: What do you do on a night that presents more than 14 people?

Ms. Trappier: We have 2-1-1, we would have to contact 211 and help them go to one of the other code blue shelter sites. If all of the code blue shelter sites are full, we then have them transported to one of the emergency mode motel placements that we utilize.

Mr. McKay: Who provides the transportation?

Ms. Trappier: We have an Uber account. We have bus passes that they can use to get to and from. My shelter, we use Uber most of the time because it's at night.

Mr. McKay: Do you have some transportation services that you provide that in addition to this code blue services we just talked about?

Ms. Trappier: It would just be the Uber and then using the bus system with the bus passes that are provided to them from the county.

Mr. McKay: What about getting people to and from on the other business days event days, the Sunday church, the Wednesday Bible study, the parenting classes, and the food and clothes. You have transportation to and from for those events or any of them?

Ms. Trappier: Ever since COVID we've been doing everything online. So, with the life skills training classes, they are currently online. We will return to coming in, but we only allow up to 10 individuals at a time for the classes.

Mr. McKay: When are you going off the online?

Mrs. Trappier: Hopefully we can get an approval from you and then we can prepare for moving forward in our project.

Mr. McKay: In terms of other services that you propose to provide, like Bible study, food and clothes. Do you provide transportation to get people from where they live to your proposed facility and back?

Ms. Trappier: If they need it, we will use our emergency over account.

Mr. McKay: Otherwise, they're on their own to get there and back.

Ms. Trappier: The majority of them have transportation, they have cars, but if they don't have transportation, we will provide the transportation for them.

Mr. McKay: And I think you said earlier testimony I was asking questions you identified the public entities that were providing lecture. In terms of the public entities that provide your proposed or actually your current service. You mentioned that you had police lectures for the domestic violence Am I correct?

Ms. Trappier: Yes, we work with the police department. We work with Virtua, the health department, the Food Bank of South Jersey, and we work with the local banks.

Mr. McKay: These are for the various components of your classes. We don't have a police department here in Hainesport, but we have State Police service. So, who do you use for your police lectures?

Ms. Trappier: We have, I have relationships with the New Jersey State Police Department. So, we do work with them. But right now, because we're in Mt. Holly, we use the Mt. Holly Police department. I will reach out to connect with the New Jersey State Troopers to see if I can get them to come out and assist us with those classes.

Mr. McKay: With respect to the medical related classes, parenting, that sort of thing. Who do you use presently for that? Who do you propose to use for that.

Ms. Trappier: Virtual Hospital.

Ms. Edwards: We were just about wrapped up with our initial overview. Ms. Trappier is going to be here throughout the remainder of the testimony and we will have her testified to various things. We have concluded on fact testimony. We're just going to transition into some of our expert testimony at this time. She will be offering additional information, as our experts testify about various aspects of the site and the use. So, we're going to ask her to take a seat now when we ask our professional engineer to come up, but she's not going anywhere. She'll be here through the remainder of the hearing and available to answer any questions and all questions that you have.

The audience asked to ask questions.

Mr. Krollfeifer: On answer that question, no. We'll wait until the applicant has presented their case, then the board has questions or professionals has questions? Then when I announce public comment, you'll be allowed to come forward with your comments and questions. They are to be directed to me. Don't get into any discussions with the applicant, and we'll get you the answers to the questions. Okay. And just I'm going to announce it again. But because of the size of the crowd, we're limiting public comment to five minutes.

Mr. McKay: You said earlier that you operate in Mount Holly the past 12 years or you did as president of this operation? Is that correct?

Ms. Trappier: Yes. We have been legal for 12 years. We have been at that location for 10 years.

Mr. McKay: Okay. Let me just jump on a word legal and your last answer. What did you mean by that?

Ms. Trappier: We established our nonprofit organization on March 10, 2010. I operated out of my home at that time providing assistance to those in need after a store I had closed down and it started to grow. So, we ended up moving from there to the Mount Holly location.

Mr. McKay: For business and tax purposes, are you classify as a nonprofit organization?

Ms. Trappier: Yes, I am.

Mr. McKay: In order to operate your service. Setting aside the tax issues for the nonprofit. Do you need to or do you have to hold any licenses or permits from any governmental organization.

Ms. Trappier: In respect to?

Mr. McKay: In respect to anything.

Ms. Trappier: We have to get certified every year from the health department and from the fire marshal. I think that they are the only two we have to.

Mr. Taylor: I'm trying to keep up with my notes here. You've indicated that the Western building, the old house, would be used by staff.

Ms. Trappier: Yes.

Mr. Taylor: Are there also Code Blue beds in that building?

Ms. Trappier: No.

Mr. Taylor: Alright, so are those staff bedrooms?

Ms. Trappier: Yes.

Mr. Taylor: So, how many cold blue beds are proposed, total?

Ms. Trappier: 14, which would be in the warehouse building on the bottom floor.

Mr. Taylor: There are eight shown on the plan, but 14 is the most you can have by law.

Ms. Trappier: Yes.

Mr. Taylor: So, then in terms of the other staff lodging units, how many different units are there for that and how is that handled?

Ms. Trappier: The staff would be living upstairs in two of the bedrooms. The room downstairs we would make into two rooms and we would use those for classrooms for the life skills

Mr. Taylor: So, the architecture plans show lodging one and two on the first floor.

Ms. Trappier: Yes. The third bedroom is going to be converted into an ADA bathroom.

Mr. Taylor: So, the only two bedrooms will be upstairs?

Ms. Trappier: Yes.

Mr. Taylor: The two bedrooms will be occupied by staff. Is that just during the code blue?

Ms. Trappier: No, they would live on the property. They will be onsite staff. Three individuals.

Mr. Taylor: So, three apartment units for staff.

Mr. McKay: So, following up on that, that's 24/7 for 2 staff members.

Ms. Trappier: Yes.

Mr. McKay: Would you describe this as their permanent residence?

Ms. Trappier: Yes.

Mr. McKay: They have other places that they would call their permanent residence but they work there?

Ms. Trappier: No, that would be where they work and where they live, but they would only be working from nine to one. What they do after one o'clock is their personal business.

Mr. McKay: Okay, so they work for you part time in effect, but they live there full time.

Ms. Trappier: Yes.

Mr. McKay: So, there's basically somebody on the property all the time.

Ms. Trappier: Yes.

Mr. MacLachlan: I'm trying to get a feel for the revenue side of what you do. If you have a code blue, do you get paid by the county or is there a revenue side.

Ms. Trappier: We are now contracted with an organization called prac and they pay my staff to work there. They also have a contract with the state with DCA and they provide all of our supplies, whatever we need, we send them the request. If we find something equipment that we would need to send them to request, they would order it and then send it to us.

Mr. MacLachlan: If a resident is in need in a code blue situation, they come into your organization. The county would declare a code blue. Does revenue come in from the county or is it part of what you are discussing the overall grants or benefits.

Ms. Trappier: My revenue comes from different sources. It comes from private grants. We also have a contract with FEMA. We have a contract with Burlington County, we have a contract with the State of New Jersey, we have a contract with Prac, and then we apply for different grants.

Mr. MacLachlan: So, there is varies different revenue.

Ms. Trappier: Yes.

Mr. MacLachlan: This being a non-profit, is this going to be classified as a church, is this going to be a nontaxable piece of real estate, what is the tax situation?

Ms. Trappier: We are non-profit which we will not have to pay real estate taxes.

Mr. Krollfeifer: Just to clarify, you're a 501C3. They don't they don't pay property taxes, income tax or income tax.

Mr. MacLachlan: Trying to get into the parking. It looks like 39 seats for the church.

Ms. Trappier: Yes, but none of the program services will overlap.

Mr. Krollfeifer: Just so the folks in the audience understand. It's the applicants presenting their case and board members are asking questions, which you've heard. Mr. McLaughlin is on the board. He's not sitting up here. Okay, I just want people understand if we're not being selected with who are we allowed to speak?

Ms. Edwards: Any more questions for Ms. Trappier from the board or its consultants?

Mr. McKay: The inventory for the food pantry and the clothing closet, as you call it? Where does that come from?

Ms. Trappier: We are agency contracted with the Food Bank of South Jersey, as well as we have a contract with retail restaurants through the Food Bank of South Jersey, we were able to go pick up donations from several grocery stores, the military base, Walmart, we have a lot of locations, or businesses that we can go pick up, clothes are donated to us, we get donations from the Walmart, warehouse center. So, we get stuff that's donated to us every day.

Mr. McKay: It's probably obvious in just the whole description of what you do, but what are the criteria for receiving services from your business?

Ms. Trappier: You just have to be in need.

Mr. McKay: Well, it could be a general generalization, but other more specific requirements?

Ms. Trappier: Anyone when one comes in to receive assistance, they have to be a Burlington County resident, because all of my contracts are based for Burlington County. They come in, they bring verification of their address, they bring proof of their income depending on what type of service that they're requesting from us, and how many children they have in their family. So, when we provide food, we're providing enough based upon the family size, it's not cookie cutter, it's, you know, it's if there's 10 people in the family and providing food for that many it's one person or providing food for that one person. So that's pretty much what the correct criteria is for anyone coming in seeking assistance.

Mr. McKay: But the criteria it sounds like is the starting point is the Burlington County residents.

Ms. Trappier: Yes, you have to be a Burlington County resident.

Ms. Kosko: I have a question with regarding the food program. I have a little bit of experience with the Food Bank of South Jersey as well as Farmers Against Hunger. When you were providing the services, it's going to be open to anyone who is eligible for to come to the site to receive that food. Correct?

Ms. Trappier: Yes.

Ms. Kosko: Okay, so there could potentially be a lot of traffic flow with that because of that essence pick up bags of food that are already presorted or are they going to be able to shop?

Ms. Trappier: It is all presorted. Everything is bagged and ready to go. And it's based upon we have different sizes, family sizes, but every month is pretty much the same amount of food, the same types of food.

Ms. Kosko: So, with your experience in running this out of your Mill Street location. Have you had any traffic concerns or congestion issues? Because my experience is a lot of times when it's first being provided, that's really when the mad rush comes in. It could be a significant number of people. What has been your experience and how have you handled that, that traffic?

Ms. Trappier: I don't know if everybody's familiar with Mill Street. It's a very tight street. But we do work with the other businesses, not all the other businesses, but you know, they also come and participate and receive food as well. There's parking on the street. I would say 60% of our foot traffic and 40% are those that are in cars, but it moves quickly. It's not like it's taking half an hour, it may take less than five minutes for someone to receive food. It revolves until everyone is provided assistance.

Ms. Kosko: What do you expect the difference to be at this location in terms of foot traffic, percentage of foot traffic compared to vehicular traffic? Will you be delivering any of these food items outside of the location?

Ms. Trappier: Yes, there are families who do not have the ability to come to Hainesport. So, we have already started working on the list of names, the families that cannot make it there. And we will load up our truck with their food and we'll take it back to Mt. Holly and deliver to them on Thursday. So that way everyone can be there on Fridays to do those who come in.

Ms. Kosko: It goes back to the programs that are being offered. It sounds like a lot of these programs are already offered through the county from their Human Resources Building on Woodlane Road. Do you work in conjunction with them? Do you act like a satellite facility for some of their services that you provide that they also provide? How do you work with the county

Ms. Trappier: We do work in conjunction with the county.

Ms. Kosko: Thank you.

Mr. Bradley: You mentioned Mill Street, is that your corporate office.

Ms. Trappier: That is our location, 41 Mill Street that's the only location that we operate out of.

Mr. MacLachlan: How many people do you typically have in line at the current location for the various programs and especially the food line?

Ms. Trappier: Because it is a continuous flow, you may see 30 people in line. Once they move out, you know maybe another five people come in, it might be another five people after that. So, it's never like 100, 150 people there one time. We've had pretty much the same clients, the majority of the same clients for the past 10 years. The new space gives us the opportunity to provide services for them and get them out a little quicker.

Mr. MacLachlan: This is a growth move.

Ms. Trappier: It's a space move. We are currently 786 square feet.

Mr. MacLachlan: You might expect more people coming in and out of here than what comes out of Mt. Holly.

Ms. Trappier: I don't think we'll have more people. We will just be able to provide for those that we provide for now more frequently.

Ms. Kosko: Do you have any concerns with your change of location and potentially not serving the people, the foot traffic that you may have at your location now and being at this location? Or is there a concern about not reaching your constituents with this move?

Ms. Trappier: No, because we do home deliveries for those that are disabled, we provide for seniors that are disabled, people who just got none of the hospitals. So, we still continue to do home delivery. So, doing that is no different than loading up the truck and taking it to this one location for those who can't make it to Hainesport to provide for them. So, it's something we're already doing.

Ms. Kosko: So, do you think you'll have to change your operations at all to accommodate this potential change?

Ms. Trappier: Just adding Thursday delivery for those that cannot make it out to the facilities? That's it.

Ms. Edwards: Let's introduce our project engineer, Mark Malinowski.

Mr. Malinowski: The first exhibit is an aerial photograph of the site, exhibit A1. What we did is we prepared the aerial to show the site we highlighted that in a red envelope line and to show the surrounding area. So, the property itself is developed site. It's just under point nine acres. It fronts on New Jersey State Highway Route 38. It has access to Route 38. Currently there is the building itself. That's all testified before it's in three sections. The western portion of the building is a bi-level residential building. Each of those combined square footage of that is 2588 square feet. Adjoining that it's attached is a one-story masonry building, that is an additional 2860 square feet. Joining that to the rear of the property is a two-story masonry building and that has a total square footage both the first level and second level for total square footage of 5040 square feet. That is a gross floor area and not the interior floor area. Just want to make that clarification because there may be some differences between those areas noted on the architectural plans because they've typically just the interior floor areas. That's a two-story section. Each floor is a little over 2500 square feet.

It's in the commercial highway district, adjoining it is the legacy treatment facility that's to the east side and it also wraps around to the north of a property. Further to the east are a number of different types of commercial uses. To the west side, you have a heavily wooded area. It's a drainage corridor that is a tributary to Mason's Creek. And then further to the west of that is the Glen at Mason's Creek, a residential development.

Mr. McKay: What is the approximate distance to the property line of Mason's Woods?

Mr. Malinowski: What I did earlier today in preparation for the meeting was this aerial is scaled at a one-inch equals 100 feet. So, I measured it from the northwest corner property to actually make the lawn areas to clear in other words, a direct shot and that was 400 feet.

Mr. McKay: I can't see it from here, but you said there was a red line showing the property boundaries.

Mr. Malinowski: You can see that red border around, that's the property in question. Which is block 101.02 Lot 5.

Mr. McKay: So, this applicant hasn't purchased it yet. But they would not own the wooded area between the housing or houses. The applicant doesn't own the wooded area between the townhouses and the bilevel.

Mr. Malinowski: That's correct. That's correct. Okay. There are some mature trees around that property, the western the property line, but just a slight amount of the majority of it is off the property. Correct. All right.

Mr. McKay: Are you familiar with the use of the occupancy immediately to the east on Route 38?

Mr. Malinowski: That is the legacy treatment center.

Mr. McKay: What do they do there?

Mr. Malinowski: That I do not know? For sure. Just a reminder across the state highway, you have a vacant commercial use. A little further west, southwest, is agricultural use, a farming area.

Mr. McKay: What you call the farming area is a generous description of that. A substantial part of that area has been very recently approved for development, townhouses and some single-family houses.

Mr. Malinowski: The second exhibit we provide are showing this evening is a color rendering of the site plan, modified just for display this evening (exhibit A2). So, this shows on the existing building which is a beige color bi-level one-story masonry structure, and of course, the two-story masonry structure on the rear of the property. So currently, there are two driveways onto Route 38, the paved apron areas and then beyond that there's remnants of gravel area, gravel parking area for the previous use. We're proposing to maintain those two driveways. However, we're improving them. We're going to remove the existing asphalt to the state highway line, and repaving that and creating a paved parking that is also curbed and providing 25 parking spaces.

Mr. McKay: Why do you propose two driveways as opposed to consolidating into one?

Mr. Malinowski: So just keeping with the current traffic pattern that was used previously. What we'll have is the easterly the driveway will be a one way in and the western driveway will be one way out. It provides a better circulation on the site.

Mr. McKay: Have you consulted with state highway?

Mr. Malinowski: We submitted a plan to them in a letter and they had submitted a letter of no interest on it. It that means that the New Jersey Department of Transportation had reviewed the proposed project or the intent of the proposed project. They determined that it had no impact on their roadway. So, there's no further permitting is required to their department.

What we've done is provided the parking. We're proposing a new sidewalk area along the front for access into the building, proposing some additional sidewalk for access to the two-story portion of the building in the rear. We have a dumpster enclosure at the rear of the property. Also, a small shed for maintenance equipment is also provided behind the two-story addition. Generally, this with the increased impervious coverage, we kept the increase down to less than a quarter acre. The area of disturbance is less than an acre. So therefore, we don't really need to provide any specific stormwater management control measures in accordance with the state requirements. So, in doing so, we've kept the general drainage pattern for the site. Where about the northern half of the site drains through the rear of the property and now to that tributary that's on the westerly property line. It ultimately goes out to Mason's Creek. That's just sheet drainage off the pavement. We have an opening in the pavement, and it goes through a swale through the rear of the property. And that's currently what it does now.

Mr. McKay: What is the drainage off the roof? Where does that go?

Mr. Malinowski: That just discharges to grade and the same thing sheet flows into the yard areas and out to the drainage corridor to the west of the property. And then again, the front half also drains, it doesn't go out to the state highway. It actually drains through a swale that goes along the front of that bi-level portion, the residential portion of the of the existing building.

Mr. Krollfeifer: There's just no construction going to be going on this property aside from paving parking lots the existing buildings are going to suffice for the services to be provided. Is that right?

Mr. Malinowski: That's correct. With the exception of interior renovations and some exterior work. The architect is here this evening to provide some testimony on the details.

Mr. Krollfeifer: You will not be putting up another building with the church or anything like that.

Mr. Malinowski: The only building is a small shed in the back. So, with this development, there are a number of variances and waivers. There are also some existing non-conforming conditions of the property. The first existing non-conforming condition is that the size of the property. Your ordinance for the highway commercial zone. The lot area is the minimum lot area is for 40,000 square feet. So, this lot area is 38,981 square feet. So as an existing non-conforming condition is a little shorter of the minimum requirement. In addition to that, your front yard setback is from the state highways 90 feet. The existing building, which is the closest built portion of a building to the highway is the bi-level portion that's about 47.6 feet. So, you have an encroachment into the front yard. Also, in addition to that, you have also a side yard encroachment. Your ordinance requires a 25-foot setback and again that bi-level portion the existing building 15.52. So those are the existing non-conforming conditions for the existing building. There are no other expansions to the existing building proposed. We're also asking for a variance with

regards to parking space setbacks. So, for the parking spaces that are on the easterly property line, there's a setback requirement of 20 feet and with the location of the existing building in order to fit the parking lot, parking spaces and on that location and we had to encroach in that. So, there are spaces that are 10 feet from the property line. And we also have line spaces are four feet from the property line. To mitigate that encroachment, what we've done is we provided landscaping for the 10-foot setback and then for the parking spaces are a four-foot setback. We have a six-foot-high vinyl fencing. We also have some additional landscaping there.

So, that's the variances that we're asking for with this project. In addition to that, again, because of the distance between the existing building and the property line, we're also asking for design waiver on the drive aisle width of the parking lot. So, your code requires a minimum of 25-foot drive width for a two-way circulation. We're proposing 24 feet which is common for parking lots. It's a minimum engineering standard 24 feet. One of the benefits of this is that you don't have an opposing parking space on the other side. So, there's room to negotiate for pulling out.

Mr. Kröllfeifer: Has our fire marshal approved this?

Mr. Malinowski: I have not received any letter.

Mr. Taylor: We're exceeding the parking and needing to use the stack parking. The folks that need to get out can't because they are all being blocked. So, how will that actually operate?

Mr. Malinowski: As indicated in discussion, the plan would be to make sure that the employees are all stacked in the rear of the property. So, you have the maximum of 10 vehicles there for the employees and the remainder of the site would be for the people coming in and out for the food pantry and clothing.

Mr. Taylor: So, where would the first overflow customer or client who pulls in and there aren't enough parking spaces. Where do they park?

Mr. Malinowski: I would imagine is they would just have to stay stationary in the drive until a space becomes available if that situation occurred. Remember this is a revolving situation. As indicated in previous testimony, it would be about 5 minutes picking up the food or the clothing.

Mrs. Newcomb: Regarding the letter of no interest from the State, were these stacking issues included. Is the state aware of what we are discussing today? Because of pulling in and pulling out, parking along that highway, are they aware of this scenario?

Mr. Malinowski: Probably not specifically. We do send them a site plan and we don't show any kind of stacking. They would be concerned if the cars backed up on their highway. Mostly what they are concerned about is whether you're proposing any improvements within their right-of-way and the number of parking spaces. I believe their threshold is 50 parking spaces but I not 100 percent sure. Where they will have a more of an interest in the project and their also interested in how you are maintaining on the current entrances onto the property.

Mrs. Newcomb: If this application were to be approved, are you going back to DOT with what we are requesting and what will be an agreement.

Mr. Malinowski: We will not. However, we will be going back to NJDOT because this site is currently on a septic system and it can not handle what is being proposed. We are proposing a pump station at the rear of the site. It will be a small system that will take the flow out to the state highway. In doing that we will need to permit with NJDOT. There is a sanitary manhole that actually is an extension of the sanitary sewer system that is through the Glen at Masons Creek. We will be tying our force main into that manhole. Should the Board grant approval we will be making application to the Mt. Holly MUA and also NJDOT.

Mr. Malinowski: Exhibit A3 taken from NJDEP website described the wetland area next lot over.

Mr. Taylor: It is not a designation wetland.

Mr. Krollfeifer: We are going to take a ten-minute break.

The Board took a break at 8:53pm and returned at 9:09pm.

Mr. Krollfeifer explained to the public how the case is heard.

Ms. Edwards: In talking with the applicant's team, I think what we would like to do is, we have more questions for Mr. Malinowski then we would like to move on to our architect. Once the Board and consultants have asked their questions, we would like to evaluate where we are at. We might ask at that point for a continuance or an adjournment to the February 1<sup>st</sup> date assuming that you have additional time. Then we'll come back and put our planner's testimony on the record and continue our presentation. Then questions from the public. We would bring everyone back so that all witnesses were available to the Board, it's consultants, and the public. We want to make sure everyone is fresh enough to do our best job.

Mr. McKay: I sure you are planning on one of your expert witnesses talking about the use variance criteria.

Ms. Edwards: Absolutely. Mr. Remsen is our planning consultant and he will be providing all that testimony. He is our last witness and we are planning to provide that. That is my thought on where we go with the hearing tonight. We want to hear from the public and our neighbors.

Before we took the break, we were talking about parking and the concept of stacking. Mr. Malinowski was testifying; we would like to ask if we could have Ms. Trappier to speak to that. She has first hand knowledge of the operation they have underway in Mt. Holly. She has a sense of how quickly we're going to move cars, where we're going to put the employees to park during those times when we've got people coming in to get food and clothing.

Ms. Trappier: When he was talking in regards to stacking, we're not talking about cars on cars. In the back of the parking lot is where the staff would be so there would be a car

here and a car here. When individuals come in to receive food they would come in and back into those spots that are for those receiving food. So, they back in and we would have been what they call gaylords pallets. We have square pallets that we would have our dry goods, our meats, our pastries, and our dairy already prepared. So, when a car pulls in, we give them their food and they leave. The next care pulls in and we give them their food and they leave. When they leave someone else is pulling in so take their spot. There's never going to be a time where people are in the driveways or on the roadway.

Mr. Taylor: So, people don't have to come inside, so it's curbside?

Ms. Trappier: Yes. It will be a continuous flow. So, they never have to turn their cars off.

Mr. Krollfeifer: You mentioned about on Mill Street that you have walk-in traffic.

Ms. Trappier: Yes.

Mr. Krollfeifer: Where are they going to walk in from? Are they going to walk in from Route 38.

Ms. Trappier: No. Those who can not get here due to transportation constraints, we prepare our foods all week and on Thursday we will load up the truck. We have a list of those families that do not have transportation to make it to Hainesport. We will drive back to Mt. Holly on Thursday and we will deliver their food to them. They will be there waiting on us and we will be able to provide them their food. Then they can go home.

Mr. Krollfeifer: Where will they be waiting for you.

Ms. Trappier: There's public parking in the back of our property in Mt. Holly. Anyone outside Mt. Holly, they have transportation there to get to our location.

Mrs. Kelley: So, you are closing 41 Mill Street. Correct?

Ms. Trappier: Yes.

Mr. MacLachlan: So, you said that you are going to stack, but I don't see any spots delineated on the plan to show anything larger than say 25-foot line by 9-foot space. Then I'm looking at it how is the plan; people are going to drive in and not get out of their cars. Where is that area delineate a serve or drive through area. It looks like your only get two cars here. You are going to be out on Route 38.

Ms. Trappier: If you can see this diagram. They went back into as you can see on the diagram. They will be able to back into all the spaces to the right.

Mr. MacLachlan: So, you're saying I would back into these spaces and someone is going to run to my car.

Ms. Trappier: That is how we do it where we are now.

Mr. Krollfeifer: If I bring my car in that eastern driveway and I start to go to the back, where am I going to turn around to back in?

Mr. Malinowski: It doesn't matter if you are backing in or pulling in forward, it doesn't matter. It's a typical parking lot just like you would pull in. You do have your drive aisle and that is where you are going to make your maneuver to pull into the parking space.

Mr. Krollfeifer: Usually when we consider applications, we request a traffic evaluation. That usually involves the traffic going in and out of the property. I'm asking my question and I know some of the other people and I think Mr. MacLachlan had a question. What are you going to tell us about the traffic pattern in this.

Mr. Malinowski: So, the traffic pattern is of course as indicated. We have the easterly entrance is one way in and the westerly driveway is an exit. The parking area in the front is a one-way direction. However, the parking on the easterly side is two-way, so that is wide enough drive aisle to accommodate that. Although we are asking for a waiver because it is a foot narrower than what your ordinance requires. It is still within engineering standards. Usually, the drive aisle width is there to accommodate if you have opposing parking spaces in the back so you have enough maneuvering so that you don't hit the car behind you.

Mr. Krollfeifer: So, I just pulled into that eastern driveway and I want to go pick up my food. You keep saying I have to back in. Where do I turn around and back in.

Mr. Malinowski: You would just pull up and back in like you normally would. You could also pull in forward.

Mr. Krollfeifer: You said you would go to the back of the parking lot where the cars are stacked. Bumper to bumper and side by side.

Ms. Trappier: That would just be the staff because their cars would be there until we close up business for the day. The last two in the back is where we would have the cars the staff parking and everyone else would either pull in or back in. We have staff out there that would control the traffic flow. We would give them their food, they could either back out and leave or pull out.

Mr. Malinowski: The purpose of taking the staff parking and putting it in the back and concentrating it and stacking in the back is to alleviate all the parking in the front and most of the parking along the eastern side to accommodate those 15 to 20 people. They would be coming in and leaving. As testified earlier that it is a constant flow.

Mr. MacLachlan: Can you show stacking on the plan?

Mr. Malinowski: We can do that.

Ms. Edwards: One of the things we would do if coming back for a subsequent meeting to continue will allow them to fine tune the parking plan to answer some of these questions on paper to make it clearer what we intend in terms of traffic pattern.

Mrs. Kelley: Did I understand that you are going to have a parking attendant out there directing traffic?

Ms. Trappier: Yes, I would have my staff out there as we do at our current location.

Mrs. Newcomb: Mr. Malinowski, the fire official has not completely reviewed this yet. Where is the fire lane proposed?

Mr. Malinowski: We do have a curb area along the westerly side of that easterly parking lot and then also a clear area in the front.

Mrs. Newcomb: Will that be striped?

Mr. Malinowski: Yes.

Mrs. Newcomb: Since he has not fully reviewed this, we do not know what he is going to require.

Mr. Malinowski: As part of our submission, we do have a circulation plan that shows the refuse truck coming in and making its maneuvers and the fire apparatus. We just show the fire apparatus coming in to the loop in the front and exiting out the front. If they are coming in, they would have to be backing out in order to exit the site. We do show that the apparatus can make that maneuver.

Mr. McKay: Where is the closest fire hydrant?

Mr. Malinowski: There is a fire hydrant on the adjoining Legacy property. It is to the rear, probably about 20 feet from the rear property line. If they need to get back there, they would have to back straight out in this particular situation.

Ms. Kosko: Do you anticipate all those parking stalls to be filled and a delivery truck. I know the food bank has a pretty large truck for their food. I know Farmers Against Hunger is generally just a volunteer with an open back truck. How is the delivery truck going to stage if there is going to be cars parked there?

Mr. Malinowski: My understanding is that the deliveries are done on Thursdays so there will only be parking for the staff at that time.

Ms. Trappier: We do not receive deliveries from the Food Bank of South Jersey. We go and pick it up with the small truck that I have.

Ms. Kosko: Then you stage it on site on the pallets.

Ms. Trappier: Yes.

Mr. Tricocci: Are there perishables in that or is it just dry goods?

Ms. Trappier: It's perishables and dry goods. I have 24 freezers.

Mr. Tricocci: If that rots, where does it get disposed?

Ms. Trappier: Currently we are in a residential area, we have about 18 trash bins that we put out front for the trash. The new property we would have a recycling bin and we'll have a trash bin.

Mr. Malinowski: We do have a dumpster enclosure at the rear.

Mr. Tricocci: Is that collected once a week?

Ms. Trappier: It is once a week.

Mr. Tricocci: That is going to sit there for six days. The health department doesn't get involved with that?

Ms. Kosko: That is up to them.

Ms. Trappier: The Health Department comes out once a year and they have never had an issue with us.

Mr. Taylor: You mentioned that you have a truck that you use, how large of a truck is that?

Ms. Trappier: It is a 17-footer, U-Haul.

Mr. Taylor: Is a rented U-Haul?

Ms. Trappier: I own it.

Mr. Taylor: Like a small box truck. Are there any other vehicles associated with the business?

Ms. Trappier: Just a company car. That is, it.

Mr. Taylor: Is that part of the staff parking? How is that handled?

Ms. Trappier: No, the truck would be backed up and parked next to the storage facility.

Mr. Taylor: Will that be stored here overnight?

Ms. Trappier: Yes.

Mr. Taylor: It will be parked here all the time unless it's making a food pick up or delivery.

Ms. Trappier: Yes.

Mr. Taylor: No other trucks or buses for transport or anything.

Ms. Trappier: No.

Mr. Krollfeifer: I don't understand the conflict. You said before that people get bus passes.

Ms. Trappier: Yes, the county gives out bus passes.

Mr. Krollfeifer: So that will be the buses on Route 38, not coming to the property?

Ms. Trappier: Correct.

Mr. Taylor: She also said that on Thursday evenings some folks who don't have the ability, they will make deliveries. We touch on it in our report, technically the way Hainesport ordinance is written, each one of the uses even though they may not be used at the same time technically our parking requirements are calculated by everything that could potentially operate at the same time. I think it is important to have the truck incorporated as part of that to address what that absolute maximum would be and then as part of the variance justification to say we will only do food pantries and how that staggering is and what that maximum demand is. A lot of times we do get a traffic study as the chairman stated. It is a state highway. I am less concerned about people getting into and off of the site because it is a state highway. How many folks is it going to be because if you have 10 employees, a truck on site and then you have 10 to 15 cars at a time now. If there is any growth factor at all, there's no safety valve and cars are either backed up or trying to park on the state highway. Some parking analysis would be helpful for us to be able to accurately identify the full extent of what the parking requirement would be and be able to identify your relief. I don't think we need traffic counts per say but I'll defer to the Board and Mr. Miller, a clearer picture of what is happening with parking. It is important because that is truly a public safety issue because we do not have a side street. There is no safety valve for this site and you don't want to have folks hurt.

Ms. Trappier: I have 10 staff, some of them volunteers. They are not there every day; I may have 5 that are there throughout the week and the other 5 that may show up on a Monday or Wednesday.

Mr. Taylor: That is going to be a hugely helpful information that we actually just don't have now. So, it is hard for us to really try to evaluate this. The second park is the three staff bedroom units were not part of that. I think a little clarification of that. If you can only have adults in the code blue. Is it only one person per room? Could it be a small family per room? How do you handle that and we don't need all that this evening. Is the staff bedroom rented?

Ms. Trappier: For the staff, it is part of their salary. We do not do families inside the house because it's a working house. It's for staff only. Families do not stay overnight on the property at all. Under code blue, my contract only allows me to have single adults, men and women 18 and over. That would be in the bottom section of the warehouse in the back.

Mr. Taylor: So, some clarification on that would be helpful as well at least from our standpoint. I don't know how the Board feels on the parking and some of those kinds of uses.

Mr. Krollfeifer: I agree with you.

Ms. Edwards: We will get the analysis you are asking for.

Mr. Miller: Do you know if there is a bus stop and where is it?

Ms. Trappier: Yes, right in front of Wawa.

Mr. Miller: That is roughly 5 to 6 hundred feet away. Do you have a facility nearby that operates in the same kind of environment? I am asking that I can see that facility and see how this parking is and how the distribution of food and things happen at any one time.

Ms. Trappier: I know there is Second Baptist Church in Mt. Holly. There is a code blue shelter site in Burlington Township, and Christian Caring Center in Browns Mills which has a food pantry and a cold blue shelter.

Ms. Edwards: In terms of our site that we own, we have that site in Mt. Holly that Reverend has referred to.

Mr. Miller: So, I can make arrangements with you.

Ms. Trappier: Yes.

Ms. Edwards: To comes see our operation, absolutely. Be happy to have you.

Mr. Noworyta: What is the speed limit on Mill Street, 35 maybe 30?

Ms. Edwards: Probably 20 or 25.

Mr. Noworyta: Route 38 I'm doing 50 miles an hour, 20 miles an hour is slow. You have to sit there awhile to get out. Already things are going to start backing up but the speed limit scares me because you have that third lane. How many cars get in that third land trying to get ahead of everybody else and they come out. There are concerns with that speed limit and everything else.

Ms. Edwards: That will be part of the traffic analysis that we are going to provide to you. We will look at that issue also and we will be prepared when we come back to provide you with more information.

Mrs. Kelley: You also have to consider that people get over in that third lane if they want to go into the Glen or go into the kidney medical facility.

Ms. Edwards: We will make sure the person who does the analysis takes that into account.

Mrs. Newcomb: If the bus stop is approximately 500 feet away from the facility and they are walking from the bus stop to your facility and possibly go back to get the bus. At what point is the town or yourself providing accessibility to your facility safely. Meaning a sidewalk. Are they going to be cutting across Legacy, the Wawa parking lot, and to be Larchmont building? How are we providing them safety? We have had on Marne Highway that a developer has to provide access sidewalks because there were none. I think that is something that has to be addressed.

Mr. MacLachlan: I have seen police during code blue forcibly taking people. How do you get your code blue people to your facility, Mt. Holly police or other police bring them to your facility? How to they leave if the police had to bring them there? Do they go to the bus stop or some form of vouchers or Uber?

Ms. Trappier: During code blue, we get contacted by 211 to see if we have space for someone to come but don't have transportation. I will send an Uber to pick them up. We do work with NJ State Troopers, they will bring people to us, the Pemberton Police Department, Mt. Holly Police Department, Willingboro Police Department, Mt. Laurel and Medford. We've even had them come as far as Atlantic City or Camden when they didn't have space for them down there.

Mr. MacLachlan: What do you feel your percentages of people that are, I wouldn't call it forced, maybe picked up versus voluntarily coming in.

Ms. Trappier: Those that you may considered forced is one to two percent. A lot of times when the police bring them, we try to evaluate them because there are times when they brought people that didn't need to be at our facility and we would tell them they would have to take the to skip or to the emergency room.

Mr. MacLachlan: Say it is cold for like two weeks, what happens to these people? Are they there for two weeks?

Ms. Trappier: During the last storm we had, we were asked to keep them during the day. From my regular staff, I have a cold blue staff, so I have eight individuals. Those that work at night and another staff would work during the day. It would be cold blue at night and a warming center during the day. So, they would be there for the duration of the storm.

Mr. MacLachlan: From looking at the plan, it looks like 8 beds.

Ms. Trappier: I think they were looking at the bunk beds. It actually is 14 army cots. We have 7 men and 7 women. I think when people think of the code blue that they are thinking of drug addicts, prostitutes, and alcoholics. That is not always the case.

Mrs. Kelley: When they stay over for code blue, you said it was seven to seven.

Ms. Trappier: Yes, 7 at night until 7 in the morning.

Mrs. Kelley: What happens at 7am?

Ms. Trappier: They are allowed to leave. They either get an Uber, a ride share, or if they want to leave without transportation, we don't hold them there. They usually go to the library which is a warming center.

Mrs. Kelley: I have had experience with this because at one time our church did that. It was actually church members that drove them wherever they wanted to go at 7 o'clock. We also provided a dinner and a breakfast. Are there any meals provided at this time.

Ms. Trappier: Yes. We provide home-cooked hot meals at night and we pick up donations from Wawa. We heat up the Wawa sandwich. We have 6 coffee pots where we give coffee, hot chocolate, and tea. We give them water, juice, and soda. We give them everything you would have at home. That's at my shelter.

Mrs. Kelley: That is what it basically is.

Ms. Trappier: Yes, because I've been homeless. I know what that feels like, that is why I do what I do.

Mr. Taylor: Are the staff members that live there part of the code blue.

Ms. Trappier: No, I have additional paid staff as part of code blue.

Mr. Taylor: So, there are three on site with an additional 8 for code blue and the food pantry has 7. As you go through that parking analysis, you have to make sure if the code blue does happen on a Wednesday night, what is your contingency plan when you have prayer group there. You are sort of maxed out that seven may put you over. If you have a code blue that continues into Friday during the day, you are now at 18 staff members.

Ms. Trappier: Code blue only allows two staff at a time. Not all 8 people are there at the same time. It's two people that works overnight. If they ask us to keep them during the day, those two people would leave and another two would come during the day. There is never 8 at the same time.

Mr. Taylor: Being able to clarify that is important. I took it as 8 people taking care of the 14 who were there. That would have parking complications. If we got single digits and it happens on a Friday when the food pantry is happening. What are the parking implications. Obviously if it's only two additional staff members, that is much less impactful. I think all of those issue need to be spelled out and quantified so the relief that's requested is accurate from your team so the Board can evaluate it.

Mr. Krollfeifer: You said the distance between the red area that you boxed in there to the residences to the west is about 400 feet. That red area to Wawa looks a lot more than 400 feet. I'd like to get a clarification on that because we're talking about how the people are going to get from the Wawa bus stop. After they leave your facility, they have to go back there and cross the street to get the bus going in the other direction. It's got to be at least 800 feet.

Mr. Malinowski: Yes, we'll use the driveway to the Wawa entrance from Route 38 we are looking about 620 feet. If the bus pulls up a little further east, we are talking 700 feet. If someone is going east, they are going to get trapped at the corner opposite of Wawa.

Mr. Krollfeifer: They would have to cross and there's no sidewalks.

Mr. McKay: There is a crosswalk.

Ms. Trappier: There are some homeless that do have their own transportation. They might not need to get on the bus and some of them get in the same car together.

Mr. Krollfeifer: The code blue people won't have cars.

Ms. Trappier: Some of them live in the car.

Mr. Malinowski: We did talk about the deliveries and of course they have a truck on site for deliveries. Which we indicated would be parking in front of that proposed shed in the back which does not take up the 25 spaces available for other uses. There is a loading

area. We will clarify that with further documentation when we do the full study and present to the Board.

We do have your professional reports and for most part we do not have any issues with complying with those. There are a couple of items I would like to over just for clarification. The engineers report dated December 29, 2022 on page two of the report under site plan. Item 5 on the site plan. It talks about wheel stops along the areas where the sidewalk is less than 6 feet wide where it goes against the sidewalk in front of the that one story masonry building. We have that as a five-foot sidewalk. I am not a fan of wheel stops unless there's no curb. Basically, they tend to get beat up and if there is snow and they plow. I try to avoid them at all costs but we do have a curbed parking lot. So, we can make that a 6-foot sidewalk to accommodate any overhang onto the sidewalk. The parking spaces on the easterly side of the site, there is a 4-foot difference between the parking spaces and the property line, that is less than 6 feet. We are proposing landscaping within that area. We have curbing there, so if someone goes and hits the curbing, they are going to be hitting the shrubbery that is there. There is also a fence right there with shrubbery in front of it. To me that would be a deterrent for anybody to go any further before they start hitting the curb. We could put parking wheel stops there, but I prefer not to because they become a nuisance. If the Board has a preference with the wheel stops there, we can definitely accommodate that.

Mr. Krollfeifer: While you are on that page, item number 6, state mandated.

Mr. Malinowski: With this proposed development, they are required to have a made to be ready space for EV parking spaced on the state's EV ordinance. We can provide that, the underground wiring and electrical contacts in order to provide the space. From my perspective, the thought may be toward the end of the one row of parking spaces that set back 10 feet from the property line on the easterly side. We've got an island there that separates the two rows. That would e a good place for in the future. They will provide the wiring and all right now to that area. Then in the future if the need arrives, they will if the requirement is made, they can put a charging station right in that island.

Mr. Taylor: If the employee parking is all going to be in the rear, you may want to do the one single spot closest to the corner of the building. Everyone else will be a quick turnover, they are less likely to use the EV. It may make sense to let that be one of the employee spaces.

Mr. Malinowski: That is a good suggestion.

Mrs. Newcomb: How many ADA and handicap spots are we anticipating?

Mr. Malinowski: We are required to have two ADA space that are right in front. We centered them between the entrance to the middle building and entrance to the bi-level. It gets it closer to both entrances, so we centered it.

We had to discuss with your engineer today. On our site plan we showed circulation of the refuge truck coming in and the fire apparatus. When the refuge truck comes in to the rear to the dumpster enclosure it is going to have to make some k turn maneuvering in order to drive out. The scheduling will have to be during hours that you do not have the intense traffic flow like Friday between 9 and 1 or other times during the week when there would be vehicles in that area. That would be a scheduling maneuver in order to

provide that. One of the things in our analysis with the truck circulation in it. Some of the bumpers do go over the curb areas. The wheels themselves, the track of the vehicles themselves stay within the pavement area. Sometimes with the k maneuvers, we have a little of bumper overhang. This goes a little beyond the edge of pavement or beyond the curb. That is not unusual and it doesn't really affect the maneuvering of the vehicle. Everything else in the letter we can comply with and work with your engineer on.

I would like to go to Mr. Taylor's letter dated December 29, 2022. Most of these items we will comply with. One of the items on page of his report. Item number 10 talked about the dumpster enclosure. We are proposing an enclosure with just a vinyl fence. Typically, when I design a site, I use a vinyl fence enclosure because should it be damaged, it is easy to repair and it does less damage to the vehicle that hit it. Your planner recommended that it be like a split block face type of enclosure. Whatever the Board may want but that is what we are proposing, vinyl fence.

The other item was light poles. They are not on the rendering. Some of them I have elevated on the concrete pedestals two and a half feet. They are in close proximity to the travel ways and the parking spaces. The reason why they are located where they are is to get the most elimination in the areas needed. Of course, the parking lot, walkways, and to reduce any spillage on adjacent properties. They are pretty much set in their location. They are elevated so the poles don't get damaged. The planner asked to have them at grade opposed to being two and a half foot high. We prefer to keep the two-and-a-half-foot height. We can stucco the base or paint it to match the building. Whatever the Board may wish on that. It's a function in protecting that light pole.

There are a number landscaping issues that I had discussed with Mr. Taylor and will work with him to address a number of those. We are providing street trees along the frontage. I show four street trees there. We may need to relocate them because one of the things that is not shown on our plan is there is a rather large evergreen tree on the southwest corner of the bi-level. It takes up a good bit of room and we've not proposing to remove any trees on the site. That might interfere with one of the proposed street trees. We might eliminate it or relocate it to maybe to the center of the grass area between the entrance and the exit. Other than that, there is some other landscaping adjustments that were mentioned in your planner's letter and we will work with him on that.

One other item that I did not discuss was the signage. Right now, there is an existing sign at the southeast corner of the property. We are proposing to just change the copy on that sign. That detail is shown on the plans. It will be a backlit sign but currently that sign does not meet your code but we are maintaining that sign. That is part of the proposal on this project.

Mr. McKay: If you have the detail of the sign, maybe you should mark it.

Mr. Malinowski: It is sheet 9 of the site plan set and marked exhibit A4. We show in the left-hand corner the pylon sign. The two separate signs, one would be the Beacon of Hope and there will be a logo for the Christian Center to identify the site. The sign is a little under 13 feet high, in height it has a clearance of just under 9 feet then the expanses is just under 15 feet. The sign itself is about four feet and 14 and a half feet by 14 and a half feet.

Mr. Krollfeifer: What does the ordinance require?

Mr. Taylor: I believe it's 32 and there's a setback requirement and there's essentially a zero-foot setback for this sign. It is an existing non-conforming sign. I believe there is a comment in our report that if for some reason the sign is not repairable and has to be reconstructed entirely. That non-conformity would be lost and the sign would have to be relocated to comply with respect to height, setback, and area.

Mr. Krollfeifer: The non-conforming was given to the art studio, am I right.

Mr. Taylor: Yes.

Mr. Krollfeifer: So how would that apply to this facility that's doing something completely different? Why can't we require that they comply?

Mr. Kingsbury: If you have an existing non-conforming sign, in order to change the content of the sign, it is grandfathered in location and size. It doesn't generate a new sign every time a business changes. As long as the sign is in a condition that it can be continually be used.

Mr. Malinowski: Just for the Boards information, it is a 58 square foot sign face.

So, that concludes my testimony. If there are any questions?

Mrs. Newcomb: Are there any signs proposed for the buildings themselves besides the ones that the planner suggested in detailing the individual signs?

Mr. Malinowski: Other than the pylon sign, no.

Mr. Krollfeifer: You may call your next witness.

Ms. Edwards: May I have a couple of minutes to confer with my client?

Mr. Krollfeifer: Sure.

Ms. Edwards: In conferring with my client and her team of consultants, I think we would like to conclude here at this point for this evening and come back at the next possible opportunity. We would love to come back on February 1<sup>st</sup>. If you have room for that meeting to hear us.

Mr. Krollfeifer: You will have your planner.

Ms. Edwards: We would come back and put our architect on first at the next meeting and followed by our planning consultant. Then any question you will have everybody back bring all of our witnesses back and make everybody available to the public to ask any questions they want to ask.

Mr. Krollfeifer: What about the traffic issue we've been talking about?

Ms. Edwards: We will be addressing that in the interim and providing whatever additional documentation and possibly additional testimony. Certainly, additional

testimony from us perhaps even additional testimony from another expert if we determine that is warranted. We will come back with all of that.

Mr. Taylor: That will be submitted at least 10 days prior to February 1<sup>st</sup>.

Ms. Edwards: Yes, so there is an opportunity to have it reviewed.

Mr. Krollfeifer: I guess it would be too much to ask for the state relative to the traffic on 38. You are not going to get an answer quick on that. The question that was raised that if they aware of what is going to go on here.

Mr. Malinowski: They are aware, they just didn't have any detailing of stacking at that time.

Mr. Krollfeifer: Can you please mark that exhibit as A4. Mr. Kingsbury, do we need a motion and a second to continue this until the February 1<sup>st</sup> meeting.

Mr. Kingsbury: That is correct. It should be announced that the applicant is not required to send out new notices again, this is the notice. Everyone here who got a notice will not get a new notice.

Mr. Krollfeifer: This case is going to be continued to February 1<sup>st</sup> and the applicant is not required to re-notice. This is your notice.

Ms. Kosko motioned to continue the application to the February 1, 2023 meeting at 6:30pm

Second: Mrs. Kelley

**Roll call:** Ms. Kosko, yes; Mrs. Kelley, yes; Mr. McKay, yes; Mr. Tricocci, yes;  
Mr. Noworyta, yes; Mr. Murphy, yes; Mr. Krollfeifer, yes

Motion carries.

Mayor Clauss and Mrs. Gilmore returned.

## **E. Discussion on the 2022 Hainesport Joint Land Use Board Annual Report**

Mr. Krollfeifer: Does anyone have any questions on the resolution and mainly the report. Any corrections. There was one.

Mrs. Tiver: It is page 22 that shows five on the back, I accidentally put 1/4/22 which is on 1/4/23.

Mr. Krollfeifer: Anybody have any other corrections or verifications.

## **7. Minutes**

### **A. Meeting minutes of November 2, 2022**

Mrs. Tiver: I have not completed the minutes. They will be available at next month's meeting.

## 8. Resolutions

### A. Resolution 2023-02: Hainesport Joint Land Use Board Adopting 2022 Annual Report

Mr. McKay motioned to approve.

Mrs. Tiver: That is with no recommendations?

Mr. McKay: No, as drafted, no recommendations.

Second: Mayor Clauss

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

Motion carries to approve.

### B. Resolution 2023-03: Granting enlargement of previously granted use variance and amended final site plan approval for expanded outdoor storage on Block 96 Lot 2.04

Motion to approve: Mrs. Kelley

Second: Ms. Kosko

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

Motion carries to approve.

### C. Resolution 2022-14: Granting minor subdivision approval and preliminary/final site plan approval for Industrial Development of Block 98 Lots 2.01, 2.02, & 2.08

Motion to approve. Mrs. Kelley

Second: Mrs. Gilmore

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

Motion carries to approve.

## 9. Correspondence

A. Letter dated December 6, 2022 from Burlington Co Planning Board to Mr. Floyd  
Re: Hainesport Logistics Center Block 42 Lots 1, 1.01, 1.03, 2, & 2.01 Route 38,  
Engleside Ave, Maine Ave.

B. Letter dated December 19, 2022 from Burlington Co. Planning Board to Mr. Floyd  
Re: BTC III Hainesport LC Urban Renewal, LLC Subdivision Block 42 Lots 1, 1.01,  
1.03, 2, 2.01 Route 38 Engeside Ave, & Maine Ave

C. Letter dated December 19, 2022 from Alaimo Association to Construction Official  
Re: Davenport Village Expansion, Foundation Survey Review Block 9.01 Lot 43

D. Letter dated December 20, 2022 from Alaimo Association to Mrs. Tiver  
Re: Station Road @ Haddonfield LLC Block 65 Lot 15 Minor Subdivision

- E. Hainesport Township Ordinance 2022-8: Ordinance to amend section 104-34 of the Code of the Township of Hainesport, Entitled “Schedule of Fees and Escrow Sums”

Motion to accept and file: Mrs. Kelley

Second: Mrs. Gilmore

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

Motion carries

## 10. Professional Comments - None

## 11. Board Comments

Mr. MacLachlan: Sitting down here, you cannot really hear. It’s terrible.

Ms. Kosko: That’s because they don’t talk into the microphone.

Mr. MacLachlan: Maybe we can look into lapel microphones. I know we’ve been hearing complaints about it.

Mr. Krollfeifer: Especially with the crowd we had tonight, we need it.

Mr. Bradley: Is there something we can do for us that are sitting here on the sidelines can see what is being presented and the audience can see what has been presented by their professionals.

Mr. McKay: It is hard and they did not bring the greatest exhibits.

Mr. Krollfeifer: We did talk about it one time and were going to put the projector up and put the stuff on the wall here.

Mr. McKay: Asked if anyone knows what an Elmo is. It is a projector that you can lay without having to go through any fancy expense of blow-ups. You can take a piece of paper or a color photo, lay it on the Elmo and it will project a nice large readable picture that you could project on any one of these white walls. The point is that it enables people to not spend a million dollars on blow ups that you can’t see anyway. They are not that expensive, believes less than a thousand dollars. I don’t know maybe less than five hundred. We used them all the time. In not so old days, everybody used an Elmo because it was a good way to get it up on the screen. Look into it, it may solve the problem.

Ms. Kosko: We will do that if you start talking into the microphone.

Mayor Clauss: If you didn’t have so much feedback you could turn them up more so it would broadcast louder. We have a lot of feedback. Can we put a camera on their exhibit and send that to the projector.

Mr. Taylor: They do have those too.

Ms. Kosko: Mr. Taylor, what is your experience since you go to a lot of different planning boards?

Mr. Taylor: A very slim majority will download it to the projector. When I present, every exhibit that I point to I hand one out to the board because every engineer that sits there and presents has never looked at that plan from nine feet away. You can't see a thing. It is frustrating. I know what is on the plan and I can't see a thing when it's over there.

Mr. McKay: That still leaves the audience out.

Mr. Taylor: Realistically, the easel and whenever I present, I push it as far back against that wall as possible to maximize visibility.

Ms. Kosko: We have the plans in front of us.

Mr. Taylor: We do but when he's pointing to different stuff and saying in this corner. It is helpful to be able to understand that.

Ms. Kosko: Outside the plans that were previously given to us that he's referring to.

Mr. Taylor: Correct.

Ms. Kosko: Maybe we could ask them to bring two sets and make them put one on another side of the room.

Mr. Taylor: Some do that but he is still only pointed to one.

Ms. Kosko: We've asked them to provide us electronic copies of the plans because if we are providing these meetings online.

Mr. Taylor: So, offering that for a projector makes sense because then everybody can see it a little better.

Ms. Kosko: Who will manage the transitioning the slides?

Mr. Taylor: You.

## **12. Public Comments – None.**

## **13. Adjournment**

Mrs. Kosko motioned to adjourn at 10:30 pm.

Second: Mrs. Gilmore

**Roll call:** All in favor

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Paula L. Tiver, Secretary