



Assisted Listening  
Available

## **HAINESPORT TOWNSHIP COMMITTEE MINUTES**

**November 9, 2023**

**6:30 P.M.**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of November 9, 2023 with instructions for internet access was included in a meeting notice sent to the Burlington County Times and Courier Post on August 11, 2023 and advertised in said newspapers on August 16, 2023, and August 17, 2023 respectively posted on the website and the bulletin board in the municipal building on August 10, 2023 and has remained continuously posted as required under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk.

### **1. FLAG SALUTE**

2. **ROLL CALL** - present were Mayor Clauss, Committeeman Montgomery, Committeeman Levinson, and Committeewoman Evans. Also present were Township Clerk/Administrator Paula Kosko and Attorney John Gillespie. Committeewoman Gilmore was absent.

### **3. MINUTES**

#### **A. APPROVAL OF REGULAR COMMITTEE MINUTES OF OCTOBER 3, 2023**

#### **B. APPROVAL OF EXECUTIVE SESSION MINUTES OF OCTOBER 3, 2023**

**Motion: Committeeman Montgomery. Second: Committeeman Levinson. All yes.**

### **4. REPORTS**

#### **A. Tax Collector – October 2023**

#### **B. Code Enforcement – October 2023**

#### **C. Fire Official – October 2023**

#### **D. Construction – October 2023**

#### **E. Emergency Services Reports – October 2023**

**Motion: Committeeman Levinson. Second: Committeeman Montgomery. All yes.**

#### **F. NJSP In-Person Report – October 2023**

No comments.

### **5. DISCUSSION/PRESENTATION**

#### **A. 2023 Best Practices Inventory**

**Ms. Kosko** reviewed the annual report due and submitted to the State. State Aid is connected to our overall score. We scored a 40, which is well above the threshold to receive aid. Some of the areas that are scored are the budget, capital projects, cyber, environment, ethics, lead remediation, garbage & recycling, shared services, taxation and personnel. There are some other categories that are not scored. Great job from all our departments.

**B. Application for Appointment to Township Boards, Committees & Commissions**

**Ms. Kosko** asked for the Committee's approval to use the new form to apply to various boards for appointments. It will be posted on the website and app for residents to apply to fill vacancies on the Joint Land Use Board, Recreation Commission, Environmental Commission and Green Team. **Mrs. Evans** asked if the applicants for the Green Team who have already applied will need to fill it out. **Ms. Kosko** answered no. **Mr. Montgomery** suggested we add the 100-year logo to the front of the application form. The Committee approved the form.

**6. COMMENTS FROM THE PUBLIC – Agenda items only  
(Comments are limited to 5 minutes) –**

No comments.

**7. ORDINANCES**

**A. ORDINANCE 2023-10 – Amending Chapter 104, of the Code of the Township of Hainesport, Entitled “Land Use” and Various Redevelopment Plans, To Incorporate the Addition of Cannabis Business Uses as Permitted Uses as Authorized in Chapter 77 of the Code (First Reading and Introduction) (Public Hearing and Final Adoption December 12, 2023)**

**Mr. Gillespie** explained that the 2022 Ordinance accepting the two cannabis licenses, Wholesale and Distribution, referenced the Land Use code but did not amend it at that time. This ordinance details where these two types of cannabis businesses are permitted.

**Motion: Committeeman Montgomery. Second: Committeewoman Evans. All yes.**

**Mrs. Evans** asked for Resolution 2023-125-11 to be pulled from the Consent Agenda

**8. CONSENT RESOLUTIONS**

The items listed below are considered routine by the Township of Hainesport and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

**A. RESOLUTION 2023-122-11 – Authorizing Issuance of Raffles Licenses to Hainesport PTO**

**B. RESOLUTION 2023-123-11 – Authorizing the Cancellation of Taxes for a 100% Disabled Veteran Block 86 Lot 5**

C. **RESOLUTION 2023-124-11** – Authorizing the Cancellation of Taxes for a 100% Disabled Veteran Block 33.01 Lot 14

~~D. **RESOLUTION 2023-125-11** – Authorizing Lien for Property Maintenance Expenses for Property Located at 6 Applewood Court~~

E. **RESOLUTION 2023-126-11** – Authorizing a Shared Service Agreement Between the County of Burlington and the Township of Hainesport for Various Services

F. **RESOLUTION 2023-127-11** – Authorizing Transfers of Funds During the Last Two Months of the Current Fiscal Year

**Motion: Committeewoman Evans. Second: Committeeman Levinson. All yes.**

## 9. **RESOLUTIONS**

A. **RESOLUTION 2023-125-11** – Authorizing Lien for Property Maintenance Expenses for Property Located at 6 Applewood Court

**Mrs. Evans** asked Mr. Gillespie what could be done about this property. **Mr. Gillespie** said that he has researched it and it is not abandoned under statute. The taxes are still being paid. Our Public Works mows the yard and bills them, creating liens on the property. Mrs. Evans asked if the former homeowners still own the property. Mr. Gillespie answered yes. He spoke with the attorney for TD Bank about 7 weeks ago. There was a judgement of foreclosure, but the bank is not doing anything about it.

**Motion: Committeewoman Evans. Second: Committeeman Montgomery. All yes.**

B. **RESOLUTION 2023-121-11** – Amending Area in Need of Rehabilitation for Certain Property Along Route 38 and Specifically Block 72.01, Lot 1, an Existing Mobile Home Park, to Include Greenwood Avenue ROW

**Mrs. Evans** clarified that this is the Resolution that was sent to the JLUB last month for approval, but it has not changed in any substantial way. **Mr. Gillespie** answered no, it just adds that Greenwood Avenue area. Hopefully, we will have a redevelopment ordinance on for consideration at the November 30<sup>th</sup> special meeting.

**Motion: Committeeman Levinson. Second: Committeewoman Evans. All yes.**

C. **RESOLUTION 2023-128-11** – Supporting the Qualified Purchasing Agent's Authority to Award Window Contracts as Granted by P.L. 2023 Chapter 30

**Motion: Committeeman Montgomery. Second: Committeeman Levinson. All yes.**

D. **RESOLUTION 2023-129-11** – Authorizing Contract for ProSho Sound Services for the Hainesport 100 Year Anniversary Celebration

**Motion: Committeeman Levinson. Second: Committeewoman Evans. All yes.**

E. **RESOLUTION 2023-130-11** – Supporting Continuation of Corporate Business Tax at 2023 Rate to Fund Critical Open Space, Farmland, Historic Preservation and Hazardous Site Cleanup Funding

**Motion: Committeewoman Evans. Second: Committeeman Montgomery. All yes.**

- F. **RESOLUTION 2023-131-11** - Establishing Minimum Criteria to Drive Municipally Owned and Insured Fire Apparatus, EMS Ambulances & Emergency Response Vehicles

**Motion: Committeeman Levinson. Second: Committeewoman Evans. All yes.**

- G. **RESOLUTION 2023-132-11** – Authorizing Change Order (Reduction) for the FY2021 NJDOT Municipal Aid Ark Road Improvements Project

**Motion: Committeeman Levinson. Second: Committeeman Montgomery. All yes.**

- H. **RESOLUTION 2023-133-11** – Authorizing the Application and Execution of the NJDCA American Rescue Plan Firefighter Grant for Firefighter Protective Items

**Motion: Committeeman Montgomery. Second: Committeeman Levinson. All yes.**

- I. **RESOLUTION 2023-134-11** – Authorizing Final Pavement to Paving Plus, LLC for the FY2021 NJDOT Municipal Aid Ark Road Improvements Project

**Motion: Committeeman Montgomery. Second: Committeeman Levinson. All yes.**

- J. **RESOLUTION 2023-135-11** – Appointing a Full Time Employee in the Public Works Department

**Motion: Committeewoman Evans. Second: Committeeman Levinson. All yes.**

## **10. BUSINESS**

- A. **Approval of Business Licenses** (See Attached)

- B. **Approval of Charitable Clothing Bin License**

**2023-7** – Planet Aid

**Motion: Committeeman Levinson. Second: Committeeman Montgomery. All yes.**

## **11. COMMENTS FROM THE PUBLIC (Comments are limited to 5 minutes)**

**Karen Tordy**, 4 Easton Way – said she was humbled and honored to have been given the opportunity to serve Hainesport for the next three years. She thanked God and all her supporters for their time and encouragement. She also thanked her husband for all his help. She commended Deb and Bob on a hard-fought campaign. They were very competitive and she wishes them well. She thanked Ken for being such a good partner. She is proud that she and Ken ran a positive campaign, even when there was so much negativity surrounding them. They have proven that you do not need to be combative to win a campaign. She is proud to serve all of Hainesport and to start the next 100 years. She is excited to be part of the first female majority Committee in Hainesport.

**Bob Mode**, 202 Lumberton Road – thanked Hainesport for the support and everyone for the opportunity to run. He congratulated Ken & Karen and thanked his running mate Deb. He still wants to be involved with the town and looks forward to driving the bus for the 100<sup>th</sup> anniversary celebration.

**Debra Harris**, 7 Elsinore Drive. – congratulated Ken & Karen on a well-run campaign. She thanked her family & supporters. She also thanked Paula Kosko for the Creek Turn Park meeting. She is looking forward to seeing the plan for the park. She had a question about the affordable housing. It was mentioned at the Joint Land Use Board that they might get a PILOT. She asked if that is for the 72 units on Creek Road.

## 12. COMMENTS FROM THE ADMINISTRATOR

**Ms. Kosko** passed on kudos from resident Lee Spicer from Paisley Place to the Public Works Department for their leaf pickup. Ms. Spicer said it is wonderful how we run the town. Ms. Kosko announced receipt of a 2024 DOT Municipal Aid Grant for resurfacing of Pine Alley, Longfellow and Emerson Lanes in the amount of \$239,000. She had a regroup meeting with the LSRP for the HITCO site on Creek Road and Route 38 last week. They discussed the next step for remedial investigation of the site. We finally have the \$101,000 HDSRF Grant. There will be testing at the site early next year. The rabies clinic was last Saturday. Tara and Paula managed the clinic with Dr. Keefe of Creek's Edge Veterinary Hospital vaccinating around 60 dogs and cats. Fall Cleanup last month was a success. She thanked Jen & Joe for running and coordinating this valuable service for our residents. The fall newsletter was mailed to every household last week. It is also available on our website. There will be a Special Meeting November 30<sup>th</sup> at 4 pm. It will include Ethics Training for the Committee members that Mr. Montgomery had asked for. The JLUB and Environmental Commission are also invited to attend. Public business will be conducted including a bill list and hopefully the Redevelopment Plan ordinance for Haines Mobile Park.

## 13. COMMENTS FROM THE SOLICITOR

**Mr. Gillespie** congratulated those who ran and those that won. He addressed the question about the PILOT. Single family affordable developments are eligible for PILOTs under Fair Housing Act provisions. It is based upon the percentage of the rents received. It is done to facilitate production of affordable housing. Particularly, where it is single family rental, of which we get bonus credits, it is a standard 6.28% of revenues.

## 14. COMMENTS FROM THE COMMITTEE

**Committeewoman Evans** – listed events she has attended including the Trunk or Treat, the JIF breakfast and the 1<sup>st</sup> Responders Appreciation event. She congratulated Ken & Karen and looks forward to the women's majority on the Committee. She thanked Deb & Bob for their hard work on the campaign. She is happy we are back up to full strength in the PW Department. She is looking forward to the Veterans Appreciation Lunch tomorrow. She wished everyone a Happy Diwali and Happy Thanksgiving.

**Committeeman Levinson** – congratulated Ken & Karen for their positive approach to the campaign. They have both volunteered for years and he is grateful for their participation.

**Committeeman Montgomery** – said he is honored and humbled to have been chosen by the people of Hainesport. He thanked his supporters, family, friends and Karen. He appreciates the prayers, encouragement and the outpouring of support on election day. He thanked his opponents for running. He wishes them well and hopes they can help our town in productive and positive ways. He looks forward to serving all Hainesport residents. He thanked Donna Casey for the 1<sup>st</sup> Responders event. He looks forward to the Veterans lunch tomorrow. Please remember to thank Veterans and active service members for their service. He is happy to provide the tax break to the 100% disabled veterans in our town that was passed today. He is also happy to pass the resolution to protect open space, farmland and historic properties as well as hazardous clean up. He is also pleased to pass the resolution to continue road improvements. He thanked the staff for putting together the second Newsletter. It has had a great response. He thanked John Gillespie for agreeing to hold ethics training for the Committee and he wished everyone a Happy Thanksgiving.

**Mayor Clauss** – congratulated Ken & Karen and gave kudos to Bob and Debra for running. He attended the 1<sup>st</sup> Responders event. It was very nice. Trunk or Treat was also great. The Veterans lunch is tomorrow. He complimented the staff on the newsletter. Everyone loves it. He asked everyone to participate in the Toy Drive at Copsetta's Auto Shop on Marne Highway on November 18<sup>th</sup> 10 am – 2 pm. They bring the toys to Hainesport School to be distributed to needy families. He wished everyone a Happy Thanksgiving.

## 15. BILL LIST

**Motion: Committeeman Montgomery. Second: Committeewoman Evans. All yes.**

## 16. EXECUTIVE SESSION

A. **RESOLUTION 2023-136-11** – Resolution to Enter into Executive Session

1. Attorney Client Privilege
2. Pending Litigation

**Motion: Committeeman Levinson. Second: Committeeman Montgomery. All yes.**

**Motion to re-enter regular meeting**

**Motion: Committeeman Montgomery. Second: Committeeman Levinson. All yes.**

## 17. ADJOURNMENT @ 7:52 P. M.

**Motion: Committeewoman Evans. Second: Committeeman Levinson. All yes.**

Respectfully Submitted,

*Paula L. Kosko*

Administrator/Municipal Clerk

**OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA**

**Township Committee Meeting**  
**November 9, 2023**  
**6:30 pm**

The public may electronically submit questions or comments to [pkosko@hainesporttownship.com](mailto:pkosko@hainesporttownship.com) or in written letter form to the Clerk's Office at the Municipal Building (can drop in Tax Payment Drop Box as well) no later than 4pm the Monday prior to the Committee Meeting. Name, address and phone or email must be included. Previously submitted questions or public comment shall be read aloud and addressed during the public meeting. Duplicated written questions or comments may be summarized and shall be done consistently.

To eliminate background noise so that all meeting participants can hear, please mute your microphone and remain in listening mode only. The Clerk will place all remote attendees on this platform on mute as well. During public comment period(s), the Clerk will unmute all remote participants. If you do not have a question or comment, please manually re-mute your microphone. The Clerk will manage the remote users for public comments. All remote users must state their name and address at the beginning of his/her public comment.

Should a member of the public that is using the GoToMeeting platform become disruptive, that person will be kept on mute and warned that continued disruption may result in being prevented from speaking or removed from the remote meeting. If time permits, the disruptive individual shall be allowed to speak after all other members of the public have been given the opportunity to speak.

## **Remote Access Instructions**

### **1. GoToMeeting**

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/Hainesport/november92023townshipcommitteemeeting>

**You can also dial in using your phone.**

United States: [+1 \(224\) 501-3412](tel:+12245013412)

**Access Code:** 333-421-997

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

### **2. YouTube Live**

Tonight's meeting will also be available for live viewing on Hainesport Township's **YouTube Live** channel:

Search on YouTube – Township of Hainesport Live Stream

\*Public questions or comments *will not* be responded to on YouTube Live. Please use the GoToMeeting platform for all remote communication.

The governing body requests that **questions or comments on agenda items be directed to the Administrator/Municipal Clerk by 4pm on the Tuesday of the meeting.** All questions and comments will be considered by the Township Committee and entered into the official minutes of the meeting.

Individuals calling into the phone number or accessing from a computer will be able to fully participate in the meeting. However, all persons calling in will be asked to place their phones on mute unless speaking and being recognized to speak during a Public Hearing or Comments from the Public. A non-public dial in number will be used if executive session is required.