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HAINESPORT TOWNSHIP COMMITTEE MINUTES

December 12, 2023

6:30 P.M.

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of December 12, 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, Committeewoman Gilmore and Committeewoman Evans. Also present were Township Clerk/Administrator Paula Kosko and Attorney John Gillespie.

3. **MINUTES**

A. **APPROVAL OF SPECIAL MEETING MINUTES OF NOVEMBER 30, 2023**

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

4. **REPORTS**

A. **Tax Collector** – November 2023

B. **Code Enforcement** – November 2023

C. **Fire Official** – November 2023

D. **Construction** – November 2023

E. **Emergency Services Reports** – November 2023

Motion: Committeewoman Gilmore. Second: Committeewoman Evans. All yes.

F. **NJSP In-Person Report** – November 2023

SSgt. Antenucci, NJSP - reported that there had been an arrest on November 26th for an armed robbery that occurred at a Facebook marketplace meet up. The suspect has been arrested and charged. He recommends that people find safe, well-lit spots in the community to exchange goods, utilize community safe trade spots and bring a friend. This was an isolated incident. He said the troopers enjoy all the Hainesport events they attend including the Menorah lighting, Christmas events and the Veterans lunch. They appreciate being invited. **Mayor Clauss** thanked the troopers for doing a great job.

5. DISCUSSION/PRESENTATION

A. Mayor for the Day

Mayor Clauss presented Honorary Mayor for the Day, Jayden Guo from Hainesport School with a proclamation recognizing his day. Jayden had a tour of the Public Works Department, met all the staff and helped run the Committee meeting.

B. Committee Member Bruce Levinson

Mayor Clauss and the Committee presented Committeeman Levinson with a plaque for his 3 years of service on the Committee. **Mr. Levinson** thanked them and said he hoped he had been a positive impact on the town.

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 (**Public Hearing and Final Adoption**)

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

Mr. Montgomery clarified that this ordinance changes some of the definitions we had originally approved. It does not change anything as far as what we are doing with the cannabis use. **Mr. Gillespie** explained that this ordinance amends the Land Use Code to include or exclude the permitted uses that were previously approved.

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

B. **ORDINANCE 2023-11** – Adopting Redevelopment Plan for Certain Property Known as Block 72.01, Lot 1 and a Portion of Greenwood Avenue Proximate to Block 72.01, Lot 1 (Haines Mobile Park) (**Public Hearing and Final Adoption**)

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

Township Planner Scott Taylor –explained this is involving the Haines Mobile Home site. Over the last couple of months, the Committee has identified it as an Area of Rehabilitation. This sets forth to rezone the 3.18-acre parcel from Industrial, which would not permit reinvestment or neighborhood expansion, to this new zoning which will facilitate reinvestment. This modifies to permit new design standards and improve existing infrastructure design. It will provide amenities and a variety of housing types, including up to four affordable housing units, which is consistent with the Master Plan. **Mr. Montgomery** asked if it will be 10 new homes, of which four could be affordable housing. Mr. Taylor

answered the ‘up to four’ will be determined in the Redevelopment Agreement. There are also some vacant lots that may be chosen for the affordable units. **Mr. Gillespie** added it can be one of the units already existing. There is a compatibility among the units, so as with most inclusionary sites, you won’t know which ones are deed restricted. **Mrs. Gilmore** asked if this will need to go before the Joint Land Use Board. Mr. Taylor responded yes. This is just for zoning. Public notice, subdivision and site plan approval will be done at the Joint Land Use Board.

Motion: Committeewoman Gilmore. Second: Committeeman Levinson. All yes.

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 2023-140-12** – Authorizing Partial Payment to the Hainesport Volunteer Fire Company

B. **RESOLUTION 2023-141-12** – Authorizing Transfers of Funds During the Last Two Months of the Current Fiscal Year

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

Ms. Kosko asked to amend the Agenda to add Resolution 2023-144-12.

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

9. RESOLUTIONS

A. **RESOLUTION 2023-142-12** – Rejecting Proposals for Affordable Housing Planner and Auditor Authorizing a New Bidding Process

Motion: Committeeman Levinson. Second: Committeewoman Gilmore. All yes.

B. **RESOLUTION 2023-144-12** – Authorizing the Appointment of a Full Time Employee in the Public Works Department

Motion: Committeewoman Evans. Second: Committeewoman Gilmore. All yes.

10. BUSINESS

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

Motion: Committeewoman Gilmore. Second: Committeewoman Evans. All yes.

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

Debra Harris, 7 Elsinore Drive – congratulated our Mayor for the Day. She was on vacation and missed the holiday events, but heard they were well attended. She congratulated Donna Casey and Paula Kosko for doing a wonderful job putting them together. The Hainesport Dems are hosting a Friends of Burlington County Animal

Shelter donation drive for pet supplies. It will be held this Sunday from 12pm to 2pm at the municipal center. The list of items is on the Hainesport Dem's Facebook page. Their next meeting is January 29th at 7 pm at the Street Community Center. She wished all the residents Happy Holidays and Happy New Year. She thanked the Committee and the staff for everything they have done this year.

Donna Casey, 1703 Cottage Street – thanked SSgt. Antenucci, the State Police and the Committee for spending time and helping at the events. The Veterans lunch was a huge success. We are fortunate to have a lot of businesses willing to donate food. Thanks to our Mayor's Wellness Campaign grant that Leila Gilmore applied for, we received \$1,000. We used it to sponsor 10 kids for the Healthy Kids running event and the Dance Experience hip-hop class for Seniors which is on its third session.

Karen Tordy, 4 Easton Way – we have been working really hard on the Tea Party Fashion Show coming up on March 3rd. We are trying to get raffle baskets together. Please donate a basket or new items if you can. They are also looking for sponsorships. She added for all - Merry Christmas, Happy Holidays and Happy Kwanzaa and have a peaceful holiday season with family. She also thanked Bruce Levinson for all he does.

Bruce Levinson (for **Joe Sciulli**, 3 Elsinore Drive) – read a statement about Constitutional Convention (ConCon). It, along with the amendment process, is one of two ways the Constitution can be modified. While the amendment process is focused and not too easy, the ConCon process is not focused and opens our Constitution to drastic revision and potential replacement. There are over 20 suggested Constitutions at this time. Please learn how to reach out and protect our Constitution and our rights. Email joesciulli@comcast.net with the subject line ConCon for more information.

12. COMMENTS FROM THE ADMINISTRATOR

Ms. Kosko reported that she submitted the 2024 American Rescue Plan Firefighter Grant request for \$63,195. That includes eight sets of protective gear and replacement of a non-compliant oxygen fill station located at the firehouse. The Grant request also committed \$10,000 in matching Township funds, which generally is budgeted by the Committee every year. She thanked Chief Bozarth for his assistance with the Grant application.

The Municipal Clerk's Association of New Jersey and Lori Buckaloo, who is the Director of Government Affairs for the League of Municipalities, are working on reforming OPRA (Open Public Records Act). Advocacy efforts to reform OPRA began in September with all 565 New Jersey towns providing data related to the OPRA requests we receive each year. In an effort to educate and inform the community on the statute and to bring full circle the premise of OPRA - government transparency, she would like to provide a link on the Clerk's page on the municipal website that includes the OPRA statute, its exemptions, our OPRA form, the annual document request logs received over the past 3 years and the current year's log, which would be updated monthly. She asked the Committee for any input. The Committee members expressed agreement with the idea. She added that the reform efforts are getting stronger and there is absolutely a need to reform OPRA and the statute.

Our Reorganization meeting for 2024 is Tuesday, January 2nd at 6:30pm with the regular meeting following at 7pm. She wished everyone a happy and safe Holiday season with their families.

13. COMMENTS FROM THE SOLICITOR

Mr. Gillespie wished everyone well and thanked the Committee for the privilege of working with Hainesport. He wished Bruce Levinson all the best.

14. COMMENTS FROM THE COMMITTEE

Committeewoman Evans – recognized Hainesport’s holiday spirit with the Menorah lighting, Christmas tree lighting and gingerbread house decorating events. She thanked Donna Casey, Liz Gallagher and the entire Recreation Committee. She recommended we get a new plaque for outside of Donna’s office that says “Recreation Committee” instead of “Conference Room”. The Committee members agreed. She thanked Bruce Levinson for his service. She will not have office hours next week since she is going to the UK for a visit. She wished everyone Merry Christmas, Happy Holidays & Happy New Year.

Committeeman Levinson – recalled how he ran three years ago for Committee with Ken Montgomery. Their campaign promises were kept, including sidewalk repairs, additional picnic tables at the park, the new brush truck and the opening of many new businesses, municipal tax rate suppression and conduct to foster Township unity and inclusivity. He also helped Donna Casey with recreation events. He was happy to see park upgrades, road improvements, the construction of Rusty the troll, affordable housing planning, zero municipal debt, the planting of our honor tree and rain garden. He thanked Paula Kosko and John Gillespie for guiding the Committee to make the best decisions from what are often not good choices. He also thanked the employees, volunteers and his wife Lorraine. He wished everyone Happy Hannukah, Merry Christmas, Happy Holidays & Happy New Year.

Committeewoman Gilmore – said the last few weeks have been extremely stressful for Donna Casey. The holiday events were very condensed due to the weather. She thanked Chief Shaun Bozarth and his son for the train exhibit at the Street Center. It is absolutely wonderful. She thanked Bruce Levinson for the past 3 years. It was a pleasure to work with him. She wished everybody a happy and healthy New Year. She is looking forward to next year and all the exciting events we will have lined up.

Committeeman Montgomery – thanked Donna Casey for the super holiday events. He asked residents to please volunteer for the Fire Department and Emergency Squad. He added there are also many other ways to volunteer with the school and the Township. He talked about Bruce Levinson, who was his running mate. They are from the same hometown. He has a lot of respect and brotherly love for Bruce. They made each other better and the town is a better place because of Bruce & Lorraine Levinson volunteering and being a part of it. He thanked Paula Kosko, Tara Wicker, John Gillespie and Scott Taylor for the work that they do. Our 100th anniversary next year is going to be a lot of fun. Please support the fundraisers that help to support the

free events. He thanked his wife and family for their support. He looks forward to working with Karen Tordy. He wished everyone a Happy Hannukah, Merry Christmas and Happy New Year. He thanked Jayden for being Mayor for the Day. He hopes that he will take what he learned back to Hainesport School and encourage people to get involved.

Mayor Clauss – remarked on what a pleasure it was working with Jayden today. He got to see the Public Works equipment, met the staff and heard about their jobs. The holiday events were great. He thanked Liz, Donna, the staff, and Shaun for the train set. The staff does a great job every day. Bruce Levinson has been a pleasure to work with. He dug the rain garden with a pick in awful conditions – very impressive. The town is better because of Bruce. The 100th anniversary is coming up. Mayor Clauss is really looking forward to it. In closing, it has been a challenging year, but it has worked out fine and he is so happy and honored to have been Mayor. He wished everyone Happy Holidays, Merry Christmas and Happy Hannukah.

15. BILL LIST

Motion: Committeewoman Gilmore. Second: Committeeman Levinson. All yes.

16. EXECUTIVE SESSION

A. RESOLUTION 2023-143-12 – Resolution to Enter into Executive Session

1. 2024 Professional Service Contracts
2. Public Safety / Attorney Client Privilege

Motion: Committeeman Levinson. Second: Committeewoman Gilmore. All yes.

Motion to re-enter regular meeting

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

17. ADJOURNMENT @ 10:00 P. M.

Motion: Committeewoman Gilmore. 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
December 12, 2023
6:30 pm

The public may electronically submit questions or comments to pkosko@hainestownship.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

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<https://meet.goto.com/Hainesport/december122023townshipcommittteemeeting>

You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 638-258-885

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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.