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HAINESPORT TOWNSHIP COMMITTEE MINUTES

June 15, 2021

7:00 P.M.

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of June 15, 2021 with instructions for internet access was included in a meeting notice sent to the Burlington County Times and Courier Post On January 6, 2021 and advertised in said newspapers on January 8, 2021, and January 9, 2021 respectively posted on the website and the bulletin board in the municipal building on January 9, 2021 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. It is posted on main doors the Friday before the meeting and is on file in the Office of the Municipal Clerk.

1. CLERK'S ANNOUNCEMENT FOR REMOTE MEETINGS

2. FLAG SALUTE

- 3. ROLL CALL** - present were Mayor Gilmore, Committeeman MacLachlan, Committeeman Levinson, Committeeman Clauss and Committeeman Montgomery. Also present were Township Clerk/Administrator Paula Kosko, Attorney John Gillespie and Planner Scott Taylor.

- 4. MOMENT OF SILENCE** – After the moment of silence, Mr. MacLachlan spoke about William Boettcher III and Mr. Clauss spoke about Jay Jones. Both will be greatly missed.

5. MINUTES

A. APPROVAL OF REGULAR COMMITTEE MINUTES OF MAY 11, 2021

B. APPROVAL OF EXECUTIVE SESSION MINUTES OF MAY 11, 2021

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

6. REPORTS

A. Tax Collector – May 2021

B. Code Enforcement – May 2021

C. Fire Official – May 2021

D. Construction – May 2021

E. Emergency Services Reports – May 2021

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

6. DISCUSSION/PRESENTATION

A. CoreOne Industrial Presentation for Potential Redevelopment Consideration - Mary Way

Bob Baronowski Esq., Site Engineer Scott Quigley and Rob D'Ipiro from CoreOne presented a plan to the Committee for building three industrial buildings. These buildings would be sized to target regional companies, not massive Amazon facilities. Building A would be 30,000 sq. ft., building B 35,000 sq. ft. and building C 45,000 sq. ft. The traffic would most likely consist of 1 –2 tractor trailers per day with the majority of traffic coming from box trucks. The Committee members inquired about the road access for Route 38 and Mary Way. They also asked how far back the buildings could be placed so they would not be seen from Rt. 38 and still comply with the Wetlands delineations on the property. **Ms. Kosko** suggested we have an Economic Development meeting to go over the details and discuss the proposal further.

B. Public Hearing - Green Acres Grant Application

Ms. Kosko explained that we hired CGP&H to help write the Grant for the Green Acres Park Development Grant. The State has extended the deadline to July 15th. We plan to use these funds to remedy the flooding at pedestrian bridge #1 in the Municipal Park and to make renovations to the park concession area restrooms. It could cost up to \$500,000. We have asked for letters of support from organizations using the park to submit with our application. A Public Hearing is required. We must log the minutes and submit them with the Green Acres Grant application. **Mayor Gilmore** opened the Public Hearing for any comments.

Letitia Kelley, 525 Lumberton Road, Chairman of the Environmental Commission- she feels this is a good Grant. The flooding has increased at the bridge. It will be great to connect to Longbridge Park. She is also happy that the bathrooms will be upgraded. It will benefit the entire community. She will submit a letter of support for the Grant.

Mayor Gilmore closed Public Comment.

Mayor Gilmore invited **SSgt. Antenucci** to give his report at this time.

SSgt. Antenucci reported on the Tavern & Table incident. They have taken steps, such as increasing patrols in the area and having Troopers present at closing. No further issues have developed.

They have had arrests on the vehicle burglaries in town. It was a transient group called the Felony Lane Gang operating all over the United States. He encouraged residents to continue to lock their cars. The Troopers have been involved with the community. They have participated in the Bike Rally, Community Day and Memorial Day. **Mr. MacLachlan** asked if there is a standardized flow of information to the Administrator regarding any incidents, especially at any drinking establishment. The SSgt. said yes, he will apprise Ms. Kosko of any information. Mr. MacLachlan said we could put conditions on the liquor licenses if there is documentation of problems at the establishment. The SSgt. said there

were 3 incidents this year. All involved were arrested. **Ms. Kelley** thanked the SSgt. for being at Community Day.

C. Cannabis Industry in Hainesport

The Committee started the conversation with **Mr. Levinson** presenting some of the changes occurring in Colorado since they have allowed recreational cannabis. It has become a 6 ½ billion dollar industry with 3,000 cannabis licenses employing 40,000 people. One billion has been raised in sales tax collection, which has been used to fund substance abuse programs, public health, public school construction and law enforcement. There does seem to be a correlation between cannabis use and an increase in suicide.

While 65% of our residents voted in favor of recreational cannabis, we do not know how many are in favor of it being in our town. We do not want to miss out on an opportunity, but we also want to see what the State regulations are before we commit to an ordinance for 5 years. **Township Planner Scott Taylor** added that we have to take many factors in to consideration. The watering/sewer requirements, lighting issues, odor and filtration regulations have to be established as well as the distances from schools, parks and residential areas. The warehouse licensing would be much easier than the retail to manage location/zoning.

Mayor Gilmore suggested we form a committee to further investigate where and when to allow the cannabis licenses. We will include residents and members of the Joint Land Use Board, Environmental Commission and two from the Governing Body. **Township Attorney John Gillespie** said we should write our ordinance to “opt out” for now and appoint the newly formed committee by resolution.

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

Anna Evans, 63 Parry Drive – said she was glad to hear the Committee have reservations about adding more warehouses. She and some of the residents have expressed concern that they do not want our small town to be dominated by these visual pieces. She asked if this development would have a PILOT agreement. **Mr. Gillespie** answered that we have not gotten that far. Ms. Evans said she would be concerned if they were coming in and not paying taxes for the schools. **Mr. MacLachlan** added that we did not go looking for more warehouses. The developer came to us. People have a right to buy and sell their property and develop them. This is what the economy is creating right now.

8. ORDINANCES

A. ORDINANCE 2021-5 – Appropriating Capital Improvement Funds for Various Projects (Public Hearing and Final Adoption)

Mr. MacLachlan commented that he was disappointed that the sidewalk request that he made when he first joined the Committee was not on this list of projects. He will be bringing it up again at each meeting. They are dangerous and a liability issue.

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

- B. ORDINANCE 2021-6 - Adopting Redevelopment Plan for Certain Property Known as Block 103.01, Lots 1 and 8 and Block 113, Lot 4.05
(First Reading and Introduction) (Public Hearing and Final Adoption July 13, 2021)**

Mr. Taylor reminded that this is the 9th hearing on the redevelopment of these three parcels. This area is included in the Longbridge Farm properties, the old Volkswagen dealership and some scattered residential properties. The next step is to plan out these three of the total seventeen parcels of land. They constitute 22.56 acres of the original 42 acres investigated. The plan consists of 4 single family homes, 45 townhouses and future commercial developments.

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

9. CONSENT AGENDA 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 2021-81-6 – Awarding Contract for Engineering Services for CY21 NJDOT Municipal Aid Program Grant Award - Ark Road Resurfacing Project**
- B. RESOLUTION 2021-82-6 – Lien for Lawn Maintenance 6 Applewood Court**
- C. RESOLUTION 2021-83-6 – Amend the Adopted Budget for Additional Items of Revenue and Offsetting Appropriation (Chapter 159)**
- D. RESOLUTION 2021-84-6– Authorize Renewal of Liquor Licenses**
- E. RESOLUTION 2021-85-6 – Confirming Employment for Seasonal Public Works and Summer Recreation Employees**
- F. RESOLUTION 2021-86-6 – Approving Participation in The Interlocal Purchasing System Program (TIPS) and Executing a Membership Agreement**
- G. RESOLUTION 2021-87-6 – Authorizing Payment NO. 1 to Arawak Paving Company, Inc. for the FY19 & FY 20 NJDOT Trust Fund Bancroft Lane Improvements**

Motion: Committeeman MacLachlan. Second: Committeeman Clauss. All yes.

10. RESOLUTIONS

- A. RESOLUTION 2021-88-6 – Authorize Application and Execution of Grant Agreement with the NJDEP Green Acres Local Government Stewardship Program**

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

- B. **RESOLUTION 2021-89-6** – Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for Pulaski Avenue (Iowa to Lumberton Road), Laurel Ridge Road (Craig Drive to Rt. 38) and Fenimore Road (Ark Road to Townline) Resurfacing Project

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

- C. **RESOLUTION 2021-90-6** – Authorizing Change Order No. 1 in Contract for Engineer Services for FY 2019 & 2020 NJDOT Trust Fund Improvement - Bancroft Lane

Mr. Montgomery asked why there was a change order. **Ms. Kosko** explained that video of the pipes that had failed showed that more engineering than planned would be necessary to fix them.

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

- D. **RESOLUTION 2021-91-6** – Amending the Township's Affordable Housing Trust Fund Spending Plan and Authorizing the Expenditure and Receipt of Funds for Affordable Housing Purposes

Mr. MacLachlan explained that we are contributing \$100,000 to the building of Senior affordable housing at the church down the street out of our COAH fund.

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

11. BUSINESS

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

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

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

No comments.

13. COMMENTS FROM THE ADMINISTRATOR

Ms. Kosko said our final amount for the American Rescue Plan award is \$625,499.28. We will receive it in two tranches, half and half, the first was already received March 20th. We have until 2024 to spend the funds based on their specific criteria. Sidewalks and roads are not allowable, but water, sewer and stormwater uses are okay. We may use it for stormwater upgrades on Edwin Street, Cottage Street and other streets in the Proper. We may also be using it for updating our website, a Township phone app, digitizing files, message boards in town, a whole building generator for the Municipal Building and to upgrade the Street Center which could be used as an intake or vaccination center in the future.

14. COMMENTS FROM THE SOLICITOR

No comments.

15. COMMENTS FROM THE COMMITTEE

Mr. Levinson as a member of the Environmental Committee encouraged anyone interested in learning more about the environment to read “Bringing Nature Back Home” by Douglas W. Tallamy to learn more of what they can do on a local level.

Mr. MacLachlan said while there is no politics on the dais, he wanted to thank those who voted for him as Chair of the Republican Party. He looks forward to a clean campaign.

Mr. Clauss thanked the Fire Company and EMS volunteers and State Police for being part of our Memorial Day and Community Day events. He also commended them for their quick response to the recent Hainesport Auto & Truck fire. He gave kudos to the Construction office for quickly getting approvals for utilities to get them back up and running. **Mr. MacLachlan** added that Mr. Clauss helped get their electricity hooked up.

Mr. Montgomery echoed his thanks for the Memorial Day event and added that we had good attendance at Community Day. He wants to talk to more residents about the cannabis issue to get their thoughts.

Mayor Gilmore thanked everyone for coming. She thanked everyone that helped out with Community Wellness Day including Donna Casey, the Public Works Department and all the helpers, sponsors, vendors and Jefferson Hospital employees, especially Dr. Betty Forbes.

She is still doing her Walks with the Mayor on Mondays at 9 am. Gerry Clauss will be joining her on June 26th at 1:30 pm for a walk in the Lakeside/Creekside neighborhood at Bancroft & Edgewater Drive. The Senior Citizens are meeting June 24th at noon at the Street Center. Concerts in the Park will be starting July 11th. Food trucks will be present. Visit the Township website for updates.

16. BILL LIST

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

17. EXECUTIVE SESSION

A. RESOLUTION 2021-92-6 – Entering into Executive Session

1. Personnel

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

Motion to re-enter open meeting

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

**RESOLUTION 2021-93-6 – Establishing Rate of Compensation for Certain Positions
for 2021**

Motion: Committeeman MacLachlan. Second: Committeeman Clauss. All yes.

**RESOLUTION 2021-94-6 – Appointing of Working Foreman for the Public Works
Department**

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

The Committee agreed with the Administrator to advertise for a Public Works labor position at the end of the summer.

18. ADJOURNMENT @ 9:37 P. M.

Motion: Committeeman MacLachlan. Second: Committeeman Clauss. All yes.

Respectfully Submitted,
Paula L. Kosko
Administrator/Municipal Clerk

OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA

Township Committee Meeting
June 15, 2021
7 pm

The public may electronically submit questions or comments to 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.

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Access Code: 204-589-365

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2. YouTube Live

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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.