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HAINESPORT TOWNSHIP COMMITTEE AGENDA

August 10, 2021

7:00 P.M.

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of August 10, 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 (by phone), Committeeman Clauss and Committeeman Montgomery. Also present were Township Clerk/Administrator Paula Kosko, Attorney John Gillespie and Planner Scott Taylor.

4. MINUTES

A. APPROVAL OF REGULAR COMMITTEE MINUTES OF JULY 13, 2021

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

5. REPORTS

A. Tax Collector – July 2021

B. Code Enforcement – July 2021

C. Fire Official – July 2021

D. Construction – July 2021

E. Emergency Services Reports – July 2021

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

6. DISCUSSION/PRESENTATION

A. Sidewalk Assessment

Administrator Kosko moved the presentation to her comment section later in the meeting.

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

No comments.

8. ORDINANCES

A. **ORDINANCE 2021-7**– Amending Chapter 44 Entitled Affordable Housing (Public Hearing and Final Adoption)

No comments.

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

B. **ORDINANCE 2021-8** – Prohibiting the Operation of any Class of Cannabis Businesses within its Geographic Boundaries and Amending Chapters 77 and 104 of the Code of Hainesport Township (Public Hearing and Final Adoption)

Anna Evans, 63 Parry Drive – asked if there had been any rules given from the State at this point. **Mayor Gilmore** answered no, but our Township Advisory Committee has met once. **Mr. Montgomery** stated that his thought is to opt out until we get the rules and regulations from the State. It was bothersome to sign a blank contract. Our first Advisory Committee meeting had 8 participants which included Mr. Montgomery, Mr. Clauss and Ms. Kosko. It went really well. **Mr. MacLachlan** said he does not feel the State will mismanage the industry. **Mr. Clauss** said that opting out is keeping the door open. We could approve a cannabis business in 40 days once we know the rules. **Mr. Montgomery** added that we may want to make the State's rules stricter.

Motion: Committeeman Clauss. Second: Committeeman Montgomery. Yes: Committeeman Levinson & Mayor Gilmore. No: Committeeman MacLachlan.

C. **ORDINANCE 2021-9** - Authorizing Long Term PILOT Agreement for Davenport Village (Public Hearing and Final Adoption)

No comments.

Motion: Committeeman Clauss. Second: Mayor Gilmore. All yes.

D. ORDINANCE 2021-10 – Adopting a Redevelopment Plan for Certain Property Known as Block 24, Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04 and 12.05 (Public Hearing and Final Adoption)

Township Planner Scott Taylor recapped that last November, the Joint Land Use Board studied eight parcels at Marne Highway and the Mt. Holly Bypass. The study recommended the area be designated an Area of Rehabilitation, which means the development is voluntary for landowners. Subcommittee meetings entertained concepts of redevelopment, discussed the state criteria and rezoned seven parcels in the southwest quadrant. The plan modified the Office zoning and creates a Marne Highway Rehabilitation Area Zoning District that will allow for warehouse and industrial uses, parking requirements, buffers, lighting, noise restrictions and other design standards. These have been reviewed by the JLUB at their last meeting and are consistent with the town's Master Plan.

Motion: Committeeman Montgomery. Second: Committeeman Clauss. 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 2021-106-8 - Correcting the Rate of Compensation for Class IV CDL/Laborer**
- B. RESOLUTION 2021-107-8 – Correcting Lot List for Prior-Authorized Escrow Agreement with CoreOne Industrial LLC**
- C. RESOLUTION 2021-108-8 – Cancelling Taxes on Certain Properties within the Municipality Based upon Duplication or Omission of Same and/or for Other Administrative Reasons**

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

10. RESOLUTIONS

- A. RESOLUTION 2021-109-8 – Authorizing Execution of a Redevelopment Agreement for the Construction of Certain Facilities and Improvements in the “Rt. 38 – Mt Holly Bypass Redevelopment Area”**

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

- B. RESOLUTION 2021-110-8 – Amending PILOT Agreement for Davenport Village**

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

- C. RESOLUTION 2021-111-8 – Authorizing Purchase of Carpet for Municipal Building Hallways and Meeting Room, Base and Entry Way Laminate**

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

- D. **RESOLUTION 2021-112-8** – Authorizing Contract for Environmental Services for Block 99, Lot 9 and Block 100, Lots 9-13 Also Known as Kleiner Property / Creek Turn Park

Mr. Montgomery asked what LSRP stood for. **Mr. Gillespie** explained that it stands for Licensed Site Remediation Professional. The DEP allows for those with that license to undertake an environmental cleanup project so they do not have to have a DEP agent go out. They are responsible to the municipality, the DEP and their license to give candid and honest evaluations. **Mayor Gilmore** questioned what happened to the other company we had contracted with. **Ms. Kosko** answered that Kevin Stattel was our LSRP at the former company (Brinkerhoff). Mr. Stattel has started his own company. The resolution approves his new company as the LSRP and we have the LOI to move forward.

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

- E. **RESOLUTION 2021-113-8** – Authorizing Payment No. 2 to Arawak Paving Company, Inc. for the FY 19 & FY 20 NJDOT Trust Fund Bancroft Lane Improvements

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

11. BUSINESS

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

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

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

Anna Evans, 63 Parry Drive – asked about Ordinance 2021-10 getting zoned for more warehousing. Is that what we want for the town? Many of the residents are tired of seeing warehousing. **Mayor Gilmore** responded that for many years the residents have been saying they want ratables. **Mr. MacLachlan** added that ratables have changed. It is hard to turn people down when legally and morally they have the right to develop their land. Mrs. Evans acknowledged that the landowners have that right, but that we are rezoning it to make it possible. **Mr. Montgomery** pointed out that we work with our Planner, Mr. Taylor to make the areas attractive. Mrs. Evans said we do not have to rezone the areas for warehousing. Mr. MacLachlan asked Mr. Taylor what we have rezoned. **Mr. Taylor** said the area was zoned for offices, but that market is very soft. The Township is trying to balance the economic development goals set forth in the Master Plan and the realization that retail/office need has softened. The warehouse/distribution need is growing and can help meet some of the economic development goals of the Master Plan. It was unlikely that parcel would be developed for office. Mr. MacLachlan added that there was a rumor that area would be used for apartments. If we had approved the area for hundreds of apartments, we would have needed a \$25 - \$50 million dollar school referendum to increase funding to the schools to support the extra students, which would increase homeowner taxes. The warehouse is the lesser of two evils. We can control a lot of the aesthetics and increase our tax revenue.

13. COMMENTS FROM THE ADMINISTRATOR

Ms. Kosko showed photos from the Sidewalk Assessment. **Mr. MacLachlan** had requested this project last fall. She went over the industry standards used to assess the sidewalks: tripping hazards, 2" or more openings or cracks, spalling (surface chipping), tree root damage and ADA compliance. Public Works employee, Jeff Crain, examined 138,391 feet of sidewalk or 26.21 miles. 70% of our sidewalks are in good shape. We were able to rank our sidewalks, as to the ones in most need of repair. Craig Drive, Laurel Ridge Road and Sandra Lane are in the worst shape. A lot of the problems stem from the planting of trees in the small grass areas between the sidewalk and the road. **Mr. MacLachlan** asked if the sidewalk could go around the trees. Ms. Kosko said some may but some may not be able to be saved. There was discussion as to whose responsibility the sidewalk belongs to – the homeowner, the Township or both. **Mr. Gillespie** suggested we should have an ordinance defining the responsibility. Ms. Kosko advised that we can put out an RFP among our special project engineers to evaluate the situation and get an estimate to do the repairs. **Mr. Taylor** added that we could replant smaller trees to keep the aesthetic of the neighborhood, rather than just take out the trees. The Committee authorized Ms. Kosko to initiate the RFP and Mr. Gillespie to draft an ordinance for sidewalk responsibility.

Our Township Cannabis Advisory Committee met this week and had a very productive meeting. We have two more meetings scheduled in September and October.

The Codification project should be wrapping up soon. We should have one more ordinance to complete the revisions.

We will be advertising in September for bids for the municipal playground project. The bid opening will be the end of September and will have a recommendation ready for the October 12 meeting. We hope to start the project in late winter/early spring.

14. COMMENTS FROM THE SOLICITOR

No comments.

15. COMMENTS FROM THE COMMITTEE

Mr. MacLachlan – no comments.

Mr. Levinson – wished a belated Happy Birthday to Mayor Gilmore and Mr. Montgomery's youngest daughter.

Mr. Montgomery – added a comment about Mr. MacLachlan's point about the schools and what adding homes does to the tax base. We just sent over \$800,000 to RV High School and the month before over \$940,000 to Hainesport School. When choosing between adding ratables versus adding homes it is good to look at whether we will be gaining income for the town, or increasing the tax burden on our residents. The warehouses are cutting edge. They could end up housing a cannabis business.

Mr. Clauss – said he thought the Cannabis meeting went really well. He is happy the Committee voted to opt out of the cannabis business right now. We will have a choice of how to move forward with it in Hainesport and not be stuck with the State's rules for 5 years. As to the warehouse, at first people were worried but now they are getting used to the warehouse idea and they are glad we will be getting more ratables in town. Also, warehousing puts less traffic on the road then adding something like a Walmart because less people are on the roads shopping themselves. **Mr. MacLachlan** added that the warehouses will also create jobs and support local businesses.

Mayor Gilmore – there will be a Senior Citizen Dance & Vintage Ice Cream Social this Friday evening. Costumes are optional. The Bilco Band will be performing. The Senior Citizens Club will meet August 12th and 26th at the Street Center.

August 15th The Trump Boyz will be playing at our Concert in the Park. Food and sweets will be available from The Ladies Auxiliary and Pelicans Water Ice. The Kootz Band will have a makeup Concert on Tuesday, August 17th since they were rained out last week.

Movies in the Park will start on August 27th. Lollipops Ice Cream will be there.

This Saturday we have the Light the Night tennis event proceeds going to RCASA drug & alcohol abuse awareness. **Mr. Montgomery** added there is still time to register.

16. **BILL LIST**

Lollipops Ice Cream was removed from the bill list.

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

17. **ADJOURNMENT @ 8:14 P. M.**

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

Respectfully Submitted,

Paula L. Kosko

Administrator/Municipal Clerk

OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA

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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.