



HAINESPORT TOWNSHIP COMMITTEE SPECIAL MEETING MINUTES

December 28, 2021
5:00 P.M.

This special meeting is called pursuant to the provisions of the Open Public Meetings Law. Notice of the meeting was sent to the Burlington County Times and Courier Post on December 15, 2021 and advertised in the Burlington County Times newspaper on December 17, 2021. In addition, copies of the notice was posted on the bulletin board in the Municipal Building, municipal website and filed in the office of the Municipal Clerk on December 22, 2021. Notices on the bulletin board have remained continuously posted. Proper notice has been given, and the Municipal Clerk is directed to include this statement in the minutes of the meeting.

1. **CALL TO ORDER**

2. **FLAG SALUTE**

3. **ROLL CALL** - present were Mayor Gilmore, Committeeman MacLachlan, Committeeman Levinson, Committeeman Clauss and Committeeman Montgomery. Also present were Deputy Clerk Tara Wicker and Attorney John Gillespie.

4. **DISCUSSION** – Report from the Hainesport Cannabis Committee

Mr. Montgomery began with a recap of the vote of Hainesport residents to legalize cannabis for recreational use. Sixty-five percent of voters in Hainesport voted in favor of legalization. The Hainesport Cannabis Committee has met since June with business owners, Parker McCay legal representatives, Land Use Board members, our Planner Scott Taylor, our Administrator Paula Kosko and Kathy Newcomb from Construction/Zoning. They have spoken to many citizens for feedback from the community.

The Committee does not recommend allowing cultivation and processing licenses for Hainesport. This is due to the many obstacles such as the smell, lighting and sewer issues as well as the 5 year licensing commitment to any license approved. They also do not wish to move forward with retail at this time. While many in the group were open to one or two retail stores, Mr. Montgomery and Mr. Clauss felt there were too many problems with it. Retail cannabis is a cash only business which causes security concerns and our available locations are too close to schools. The risk vs. reward is too much for now, but we can revisit this option in the future.

The Committee does recommend allowing warehousing and distribution. These businesses would have a very minimal impact to residents. **Mr. Clauss** added that the town will receive 1% of the business's revenue in tax money. Retail pays 2%, but we should make more with the one percent due to the volume and not have the

problems of retail. **Mr. MacLachlan** said Lumberton and Mt. Holly have proposed retail sites. The retail sites in Colorado are heavily armed, so security is something that needs to be dealt with. The Cannabis Committee was not leaning toward adding on licensing fees as some towns are doing, but it would need to be discussed. **Mayor Gilmore** said we should look into the fees. The State is charging a fee for cannabis licenses. **Mr. Gillespie** added that the licensing fees help cover administrative costs and oversight. He suggested a Motion be made to prepare an Ordinance to define the zoning and regulations for our permitted cannabis licenses.

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

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

No comments.

6. **ORDINANCES**

A. **ORDINANCE 2021-15** - Amending Chapter 130 of the Code of the Township of Hainesport Entitled “Property, Abandoned and Vacant” (**Public Hearing and Final Adoption**)

Mr. MacLachlan asked Mr. Gillespie if \$250 is the maximum we could charge for the fee. **Mr. Gillespie** answered that was the maximum he would recommend based on how many properties we have and the fact that there are lawsuits against many towns for having the fees too high. Additional fees can be incurred if we end up doing property maintenance, such as mowing the lawn. **Mr. MacLachlan** asked if the property was purchased at tax sale if the new owner must pay the outstanding fees. **Mr. Gillespie** answered yes.

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

B. **ORDINANCE 2021-16** - To Enter into a Financial Agreement with BTC III Hainesport LC Urban Renewal LLC (**Public Hearing and Final Adoption**)

Anna Evans, 63 Parry Drive – asked which warehouses this ordinance pertained to. **Mr. Gillespie** responded the two behind the Nissan dealership. She asked if we can put more geographical data in the ordinance so people could understand where it is located. **Mr. Gillespie** said there was no street address for the property. We did not want to call it Marne Highway and Route 38 because people may think it was the Shinn property. The Redevelopment Plan for this site is available on the website. **Ms. Evans** said a map with the redevelopment areas listed would be easier for residents. She asked for the PILOT agreement. **Mr. Gillespie** answered that the agreement would be available after the financial agreement Resolution was passed next month. She also asked why the ordinances were being done at a Special Meeting. **Mr. Gillespie** answered that the vacant property ordinance was important to do this year because he is aware

of two lawsuits pending in other counties pertaining to vacant property fees. The other ordinance was ready, so we went ahead with it. **Mr. MacLachlan** added that the renegotiated terms of this PILOT are a great financial benefit to the town and will clean up a problem site. He thanked Mr. Gillespie and Ms. Kosko for their work on this project.

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

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

No comments.

8. COMMENTS FROM THE SOLICITOR

Mr. Gillespie gave credit to Ms. Kosko and the Committee for renegotiating the PILOT agreement. He wished everyone a Happy New Year.

9. COMMENTS FROM THE COMMITTEE

Committeeman Levinson wished everyone a Happy New Year.

Committeeman MacLachlan had no comments.

Committeeman Clauss urged everyone to stay safe with COVID.

Committeeman Montgomery wished everyone a Merry Christmas and a Happy New Year. He thanked the Cannabis Committee for their hard work. He said how much he loved the redevelopment area. It is a win-win for the town. Also, Mayor Gilmore did a great job this year.

Mayor Gilmore thanked everyone for coming and wished all a Happy New Year.

10. ADJOURNMENT @ 5:34 P. M.

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

Respectfully Submitted,
Paula L. Kosko
Administrator/Municipal Clerk

OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA