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# HAINESPORT TOWNSHIP COMMITTEE MINUTES

October 11, 2022

7:00 P.M.

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of October 11, 2022 with instructions for internet access was included in a meeting notice sent to the Burlington County Times and Courier Post On January 6, 2022 and advertised in said newspapers on January 9, 2022, and January 12, 2022 respectively posted on the website and the bulletin board in the municipal building on January 6, 2022 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 MacLachlan, Committeeman Clauss, Committeeman Levinson, Committeewoman Gilmore and Committeeman Montgomery. Also present were Township Clerk/Administrator Paula Kosko and Attorney John Gillespie.

3. **MINUTES**

A. **APPROVAL OF REGULAR COMMITTEE MINUTES OF SEPTEMBER 13, 2022**

B. **APPROVAL OF EXECUTIVE SESSION MINUTES OF SEPTEMBER 13, 2022**

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

4. **REPORTS**

A. **Tax Collector** – September 2022, 3<sup>rd</sup> Quarter Ending September 2022

B. **Code Enforcement** – September 2022

C. **Fire Official** – September 2022

D. **Construction** – September 2022

E. **Emergency Services Reports** – September 2022

**Motion: Committeewoman Gilmore. Second: Committeeman Clauss. All yes.**

F. **NJSP In-Person Report** – September 2022

**SSgt. Antenucci**, NJSP – reported that car thefts and burglaries are on the rise. He encouraged residents to continue to lock their cars and secure valuables. Park in well-lit areas and lock your car doors. Call the State Police if you see any suspicious activity. Make sure your Ring doorbell cameras are operational. Businesses are still experiencing catalytic converter thefts. Arrests are being made but they are still happening. NJSP attended the Trunk or Treat last weekend and will attend the First

Responders and the Veterans Day events. In school policing, Trooper Neely is assisting Trooper McNair while he is out training a Probationary Trooper. Please advise Paula Kosko of any problems and call 911 for emergencies.

## 5. DISCUSSION/PRESENTATION

### A. Presentation of Funds to Hainesport School

**Mayor MacLachlan** thanked Ken Montgomery, who serves as Township representative to Hainesport School and serves on the Hainesport Education Foundation, for coordinating the gift to the school. The Committee presented a check to Hainesport School for \$100,000 for their new gymnasium floor. Mayor MacLachlan said we are proud to support the school. He got to see the new floor at Back to School night and it is beautiful. Superintendent Corn, School Board President Cardonick and School Business Administrator Bob Kraft accepted the check and thanked the Committee for their generosity, support and the state of the art new floor. **Mr. Montgomery** said there was a need to replace the old flooring. This money was beyond the school budget. The whole community will benefit from the new floor. The school kids use the gym every day. There are also sporting events, concerts and meeting held in the gym.

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

No comments.

## 7. RESOLUTIONS

### A. **RESOLUTION 2022–136-10** – Authorizing Advertisement Request for Qualifications for Professional Services

**Mayor MacLachlan** explained that we do this every year to advertise requests for our professionals for the next year.

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

### B. **RESOLUTION 2022-137-10** – Authorizing Specifications and Solicitations of Bids for Pulaski Avenue (Iowa to Lumberton Road), Laurel Ridge Road (Craig Drive to Route 38E) and Fenimore Road (Ark Road to the town line) Resurfacing Project

**Mr. Montgomery** clarified that “town line” meant our boundary. **Ms. Kosko** confirmed and that it is ½ mile down Ark Road.

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

### C. **RESOLUTION 2022-138-10** – Authorizes Re-Submission of Amended Grant Application for the Hazardous Discharge Site Remediation Fund/Public Entity Program for the HITCO Redevelopment site at Creek Road and Route 38 East

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

D. **RESOLUTION 2022-139-10** – Authorizing the Appointment of a Part Time Employee in the Tax/Finance Office

**Motion: Committeewoman Gilmore. Second: Committeeman Clauss. All yes.**

8. **BUSINESS**

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

**Motion: Committeeman Clauss. Second: Committeewoman Gilmore. All yes.**

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

**Anna Evans**, 63 Parry Drive – said she has been asking for all the development projects to be on one aerial map on the website so the residents could understand how much development is going on. She presented the Committee with a map she had created. The big warehouse going up is adjacent to the Route 38 and By-Pass area where two new warehouses will be built. She said if she lived at Engleside, Franklin Estates, Davenport Village, Marne or Deacon Road she would be upset that her residential area had turned in to “warehouse corner”. Maybe we should be better publicizing that this is a large development zone that will contain three warehouses.

**Debra Harris**, 7 Elsinore Drive – wanted to comment on the warehouse development. These are things she would like to hear if she were in a position of managing risk, considering liability and impacts to a town. She has spoken with residents that are upset with the approach the Committee has taken. We have permitted four huge warehouses in our town - 15,000 sq. ft. in size. There is a significant impact on the health, safety, air quality, noise and traffic. New Jersey is an ideal location for warehouses for Northeast distribution. The New Jersey State Planning Commission has issued guidelines for municipalities in regards to warehouse planning. There are vulnerable areas zoned as “Light Industrial” that are being used to approve warehouses throughout the state. Municipalities need to be up to date on the State guidelines and update their planning and zoning regulations to differentiate among warehouse use types. **Mayor MacLachlan** asked Ms. Harris if she was making a comment or giving a lecture. He asked her to keep it to five minutes. Ms. Harris objected to being reprimanded. She continued to say the Township should commit to having greater community engagement, by posting easily consumable project descriptions and maps on the website, creating an Advisory Board incorporating the residents’ feedback, review the State Planning Commission guidelines and conduct a re-examination of the Master Plan incorporating the guidelines. She concluded with saying thank you for your kind attention.

10. **COMMENTS FROM THE ADMINISTRATOR**

**Ms. Kosko** noted that DOT will be doing roadwork on Route 38 replacing guiderails from Lumberton Road to the Mt. Laurel line. The work will be starting October 17<sup>th</sup>. There will be lane closures. They will also be doing curb and sidewalk improvements to manage stormwater issues.

We received a \$4,200 reimbursement from FEMA for COVID-19 expenses.

## 11. COMMENTS FROM THE SOLICITOR

**Mr. Gillespie** said he has read the DCA guidelines on warehouses and does not find any inconsistencies between their recommendations and Hainesport's policies. He took issue with the comment that the Township needs to be more communicative about the warehouses. Each one was the result of a Redevelopment Plan. The Redevelopment Plan process begins with a resolution adopted at a public Township Committee meeting, then gets referred to the Planning Board for investigation with a public hearing, then back to the Committee at another public meeting for a resolution determining if the area is or is not "in need of" redevelopment. Then the Redevelopment Plan is created. After that, it becomes an ordinance that is heard at a public meeting. **Mr. Montgomery** added that the meetings are advertised with notice between each meeting. Mr. Gillespie continued that these documents are on file in the office and on the website for anyone to see.

## 12. COMMENTS FROM THE COMMITTEE

**Committeeman Levinson** started with a quote from Thomas Jefferson, "The price of democracy is eternal vigilance". It is important for residents to provide input to the Township. He asked Ms. Kosko to list the ways we communicate with the residents. **Ms. Kosko** listed the YouTube channel for our meetings, GoToMeeting recordings of our meetings on the website, minutes, in person meetings, our mobile app, the website which also contains all the redevelopment plans, bulletin boards, kiosks in the park and marquee in front of the building. Mr. Levinson said eternal vigilance is pretty simple to do in Hainesport with all of those options. People just need to show up for the things that matter to them. For the most part, he sees two people here that the things we discussed matters to. We would like to see more. As a Committee, we make the best decisions when we understand the law and get input from the residents. Good decisions are made through participation from the community.

**Committeewoman Gilmore** thanked everyone for coming to the meeting. She said she is extremely proud to be part of the Committee and the accomplishments they have achieved since she has been elected including hiring the Administrator, being debt free and still being able to fund the gym floor for the school. She reminded everyone to download the mobile app. October is Breast Cancer Awareness month. She encouraged everyone to take care of themselves. She wished all a Happy Halloween.

**Mayor MacLachlan** noted that the warehouses have become a political issue in town. He remembered when Home Depot came in to Long Island in the late 80's and decimated the small hardware, lumber and plumbing businesses. So many people were upset. The simple answer was if you do not like it, then do not shop there. When you support something, it is going to grow. Warehouse distribution is what is happening today and in the future. If you do not like it, do not shop there. He is proud to be part of cleaning up two polluted sites in town. HITCO is a polluted site and for the past 20 years we have leveraged hundreds of thousands in funds trying to clean it up. The areas being developed into warehouses behind Nissan are a polluted mess. The developers are spending between \$3 – \$6 million dollars to mediate the site. Two things are being built right now – apartments and warehouses. While he is not a big fan of warehouses, they add much less traffic than big stores or apartments. Property owners have the right to develop their property. Residents should show up

at the meetings to give input, not just for political reasons. Warehouses also do not overburden our school the way apartments would.

**Committeeman Clauss** said when he ran for Committee, he ran on increasing commercial development to offset the taxes and that includes the warehouses. His opponent was against warehouses. Mr. Clauss won the election. It tells him that the majority of people in town supported his view on commercial development and warehousing. Addressing the comment about environmental issues, warehouses are environmentally compliant. All the drainage has to have oil separation. You do not get that in a parking lot in Shoprite. They create less traffic than other alternatives. If you are last point of use like Amazon, they do generate some traffic. He feels bad for people in Robbinsville where they have put those facilities in areas where the roads cannot sustain that traffic. We thought about that. Not one township road is being used by the trucks from the warehouses. He does not see a downside. They pay our town money. They have minimal impact. The area behind Nissan needed cleaned up from the creosote plant. If he owned a house around there, he would be happy it was being cleaned up. It will have a blacktop surface with oil separation so he sees it as environmentally friendly. It is better than having everyone drive to a store and create more traffic. He wants people to be educated about the warehouses. Some people only know what they read about on Facebook, which is someone's opinion. He encouraged residents to do some research and see the real impact. He would be happy to talk to people about it. He supports warehouses and sees minimal impact from these developments.

**Committeeman Montgomery** agreed with Mr. Clauss' statements. He said when property is polluted it is difficult to find a buyer. Anyone can buy it, but there is a substantial cost to the cleanup that the developer is taking on. Homes cannot be built in a polluted area. Trees will not grow in a polluted area. The area needs to be redeveloped. The homes nearby were built with those zones designated accordingly. There was notification of these projects to the public long before they started. The warehouse funded the new gym floor for the school, not taxpayer dollars. That is another benefit of having them in town. He was wearing his pink tie for Breast Cancer Awareness. His prayers go out to everyone dealing with this disease. He wished everyone a Happy Halloween and Veteran's Day and encouraged all to vote on Election Day.

**Committeeman Levinson** added to his comments about volunteering. He said "non sibi sed omnibus" which is Latin for "not for oneself, but for all". We are all aware that in November we will be voting to fill two Committee seats. We have so many events that need volunteers at the Township. Some people are in regular attendance and some are not. He listed the following events put on by the Township - Memorial Day, Community Day, Movies in the Park, Food Truck Festival, Concerts in the Park, Mayor's Wellness Campaign, Trunk or Treat, Veteran Day, Christmas Tree Lighting and on. He sees Bruce MacLachlan and Leila Gilmore are there to volunteer for these events and more. Conspicuously absent from these events for all residents regardless of political party is their opposition Anna Evans and Debra Harris. They have never volunteered for any Hainesport event unless they are putting up a table for their political party. This leads him to believe that these potential public servants are not for all, but for oneself. In this man's opinion, those not willing to serve all will not make good public servants. Multiple audience members were heard objecting to Mr. Levinson's comments. He asked Mr. Gillespie if were breaking the law. **Mr. Gillespie** responded no.

**Mayor MacLachlan** asked Mr. Gillespie how much COAH money we have set aside for affordable housing. **Mr. Gillespie** answered two million dollars. This is not taxpayer money, it is from the warehouses development fees. He gave kudos to Mr. Gillespie for managing our affordable housing obligation in an orderly fashion, unlike the situation in Mt. Laurel. It is anarchy over there with all the apartments going in. What a huge impact that will have on their schools. He said he did not want to do that to our school.

**13. BILL LIST**

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

**14. ADJOURNMENT @ 7:50 P. M.**

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

Respectfully Submitted,

*Paula L. Kosko*

Administrator/Municipal Clerk

**Township Committee Meeting**  
**October 11, 2022**  
**7 pm**

The public may electronically submit questions or comments to [pkosko@hainestownship.com](mailto: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**

### **1. GoToMeeting**

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

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**Access Code:** 410-890-837

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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.