

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
MINUTES**

Time: 7:00 PM

Thursday, August 10, 2017

1. Call to Order

The meeting was called to order at 7:00 PM by Mr. Krollfeifer

2. Flag Salute

All participated in the Flag Salute

3. Sunshine Law

Notice of this meeting was published in accordance with the Open Public Meetings Act By posting on the municipal bulletin board, publication in The Burlington County Times and Courier-Post Newspapers, and by filing a copy with the Municipal Clerk

4. Announcement of “No new business after 11:00 PM”

5. Roll Call

Present: Mayor Porto, Mrs. Gilmore, Mrs. Kelley, Mr. Dodulik, Mr. Lynch
Ms. Kosko, Mrs. Baggio, Mrs. Tyndale, Mr. Wagner, Mr. Krollfeifer

Absent: Mr. McKay, Mr. Clauss

Also Present: Robert Kingsbury, Esq., Board Attorney
Mara Wuebker, Board Planner
Martin Miller, Board Engineer
Paula Tiver, Board Secretary

6. Items for Business

**A. Case 17-07: J. Richard & Sharon Carnall
Block 111 Lots 16 & 16.01
2430 Fostertown Road
Minor subdivision for 2 lots
Attorney: Patrick McAndrew, Esq.**

Mr. Carnall, owner, was sworn in.

Mr. McAndrew explained that this application is for a minor subdivision which they will file by deed. It consists of two lots totaling a little over 12 acres with Mr. Carnall's home being on the smaller lot which is 4 ½ acres and the vacant lot is about 7 ½ acres. They are moving the common barrier and creating two lots of 6 acres. His daughter wishes to build a home on the vacant lot in the future. He does have sheep. They will have to move the fences to match the new lot line, which they will do.

Mr. McAndrew stated that the county requested easements not right-of-ways. It relates to some existing drainage structures.

Mr. Krollfeifer questioned if the entrance to the new lot would be off of Fostertown Road.

Mr. Carnall stated it would be on Mt. Laurel Road.

Mr. Krollfeifer commented that the County will then have to approve it.

Mr. McAndrew stated the lots are both conforming lots.

Mr. Miller stated there is an improvement plan that shows where they plan on putting the new proposed building, which is ok. It will receive a more intense review when it comes up for a building permit.

Mr. Krollfeifer opened public comment. None. Closed public comment.

Mrs. Kelley motioned to approve the minor subdivision with the conditions of the easements at the entrance location as discussed by applicant.

Second: Mrs. Baggio

Roll Call: Mrs. Kelley, yes; Mrs. Baggio, yes; Mayor Porto, yes; Mrs. Gilmore, yes;
Mr. Dodulik, yes; Mrs. Tyndale, yes; Mr. Lynch, yes; Ms. Kosko, yes;
Mr. Krollfeifer, yes

Motion carries to approve.

Mr. McAndrew clarified that the easements are regarding the two existing drainage structures and a radius at the corner.

B. Case 16-11A: Hirshland & Company
Block 96 Lots 1.01 & 1.04
Route 38
Preliminary Site Plan & Bulk Variance
Attorney: Michael Floyd, Esq.

Proper notice was given.

Attorney requested a postponement until the September 6, 2017 meeting at 7pm by letter dated August 10, 2017. No further notice is required.

Motion: Mr. Dodulik

Second: Mrs. Tyndale

Roll Call: Mr. Dodulik, yes; Mrs. Tyndale, yes; Mayor Porto, yes; Mrs. Gilmore, yes;
Mrs. Kelley, yes; Mrs. Baggio, yes; Mr. Lynch, yes; Ms. Kosko, yes;
Mr. Krollfeifer, yes

Motion carries to postpone the application until September 6, 2017 at 7pm.

C. Ordinance 2017-11: An ordinance to amend the land use ordinances of the

Township of Hainesport to require attachment permits and/or attachment applications as prerequisites to the installation of Microcell Antenna Equipment on existing infrastructure or new infrastructure.

Mr. Krollfeifer believes it was approved Tuesday night. It give the township the ability to regulate these new devices, microcell antenna equipment. Verizon sent a representative to the township meeting. They are seeking approval from the township. We currently have no regulations in place. This gives the town more of a review and the Joint Land Use will take part in that review. This is to make sure we do not have insulation of devices on our public right of ways that are negative or to weigh the positive benefits of them for our overall community.

Mr. Kingsbury explained that it was referred to the Board because it is a land use ordinance. The Township Committee needs to know if the Board has any comments or objections.

Ms. Kosko referred to page 3 section 5a of the ordinance will be removed and b will remain.

Mr. Lynch motioned to approve with the change to page 3, section 5a.

Second: Mrs. Kelley

Roll Call: Mr. Lynch, yes; Mrs. Kelley, yes; Mrs. Baggio, yes; Mr. Dodulik, no;
Mrs. Tyndale, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

D. Ordinance 2017-9: An ordinance providing for the acquisition of 1404 Route 38 and 1411 Route 38 in and for the Township appropriating \$630,000. Therefore, and authorizing the issuance of \$598,500 in general improvement bonds or notes of the Township to finance the same

Mr. Krollfeifer explained that in speaking with Mr. Kingsbury we will wait until the September 6th meeting to take action on it if they have to. None of them are sure that they have to take any action on it. Mr. Kingsbury will speak to the township attorney and ask why the Board is being asked to act on this.

Mr. Dodulik motioned to continue until the meeting of September 6, 2017 at 7pm.

Second: Mrs. Tyndale

Roll Call: Mr. Dodulik, yes; Mrs. Tyndale, yes; Mrs. Kelley, yes; Mrs. Baggio, yes;
Mr. Lynch, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to postpone until the meeting of September 6, 2017 at 7pm.

7. Minutes

A. Regular Meeting Minutes of July 12, 2017

Motion to approve: Mrs. Tyndale

Second: Mrs. Baggio

Roll call: Mrs. Tyndale, yes; Mrs. Baggio, yes; Mayor Porto, yes; Mrs. Gilmore, yes;
Mrs. Kelley, yes; Ms. Kosko, yes; Mr. Dodulik, yes; Mr. Krollfeifer, yes

Motion carries to approve.

8. Resolutions

A. Resolution 2017-13: Granting use variance, subject to conditions, for limited use of a crusher machine on Block 73 Lot 11.01

Mrs. Baggio comment that the heading states they are seeking limited use of a crusher. She remembers they were seeking a variance for three things. The other two that they never received official permission to do. The resolution only makes reference to the crushing.

Mr. Kingsbury stated that was intentional because the other two things have to go through DEP before they can be approved.

A discussion occurred regarding the different items and it was decided the Mr. Kingsbury will look into it further.

Mrs. Kelley motioned to continue the resolution until the September 6, 2017 meeting.
Second: Mr. Dodulik

Roll call: Mrs. Kelley, yes; Mr. Dodulik, yes; Ms. Kosko, yes; Mrs. Tyndale, yes;
Mr. Krollfeifer, yes

Resolution is postponed until the September 6, 2017 meeting.

B. Resolution 2017-14: Granting minor site plan approval for construction of a 720 sq. ft. storage building on Block 96.02 Lot 1

Motion to approve: Mrs. Kelley

Second: Mrs. Baggio

Roll call: Mrs. Kelley, yes; Mrs. Baggio, yes; Mayor Porto, yes; Mrs. Gilmore, yes;
Ms. Kosko, yes; Mrs. Tyndale, yes; Mr. Dodulik, yes; Mr. Wagner, yes;
Mr. Krollfeifer, yes

Motion carries to approve.

9. Correspondence

A. Letter dated July 18, 2017 from Burlington Co. Planning Bd. To Mr. Blair
Re: Verizon work center – Block 96.02 Lot 1

B. Letter dated July 21, 2017 from Environmental Consulting to NJDEP.
Re: Application for a letter of interpretation on Block 110 Lots 10, 10.02, 10.03 and public notice

C. Letter dated July 21, 2017 from Burlington Co. Planning Board to Mr. Blair.
Re: Association of Bosniacs Del Val Phila Block 104 Lot 1.05

D. Letter dated July 31, 2017 from Burlington Co. Planning Board to Mr. Nicholson
Re: Carnall, Blok 111 Lots 16 & 16.01

Motion to accept and file: Mrs. Kelley
Second: Mrs. Baggio

Roll Call: Mrs. Kelley, yes; Mrs. Baggio, yes; Mayor Porto, yes; Mrs. Gilmore, yes;
Mr. Dodulik, yes; Mrs. Tyndale, yes; Mr. Lynch, yes; Ms. Kosko, yes;
Mr. Krollfeifer, yes

Motion carries.

10. Professional Comments - None

11. Board Comments

Mr. Krollfeifer thanked Mrs. Kelley, Mrs. Gilmore and Mr. Boettcher for calling and stopping by to wish him well after his surgery.

12. Public Comments

Barbara Rich, 37 East Central Moorestown, asked if a packet would be given to the Board prior to the next meeting regarding the Kleiner property on Route 38

Mr. Porto stated that her OPRA request was received today. He stated we can go get the documents out today right after the meeting.

Ms. Rich commented that she wanted to see the cleanup that was done on the property.

Mr. Porto stated she could.

Ms. Rich stated that some of the lots are environmentally sensitive for the open space goal. A portion may also be developable. She questioned if the contract was available to view.

Ms. Kosko answered yes, the contract is available.

Ms. Rich questioned if the Board would have that available to them.

Ms. Kosko answered yes if they request it.

Ms. Rich thanked the Board.

Mr. Krollfeifer closed public comment.

Mr. Krollfeifer recognized two former Township Committee Members, Mr. Boettcher and Mr. MacLachlan, in the audience.

13. Adjournment

Mrs. Tyndale motioned to adjourn at 7:27pm.

Second: Mrs. Kelley

Roll call: All in favor.

Paula L. Tiver, Secretary