

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
MINUTES**

Time: 7:00 PM

Wednesday, October 4, 2017

1. Call to Order

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

2. 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 (arrived 7:05pm), Mrs. Gilmore, Mrs. Kelley, Mr. Dodulik,
Mr. Clauss, Ms. Kosko, Mrs. Tyndale, Mrs. Baggio,
Mr. Wagner, Mr. Krollfeifer

Absent: Mr. McKay, Mr. Lynch

Also Present: Robert Kingsbury, Esq., Board Attorney
Kathy Newcomb, Zoning Officer
Paula Tiver, Board Secretary

6. Items for Business

**A. Case 17-09: Kathleen & Herb Quarterman
Block 100.03 Lot 45
22 Edgewater Drive
Bulk variances for swimming pool**

Proper notice was given.

Mr. Kingsbury swore in Kathleen and Herb Quarterman.

Mr. Quarterman explained that they are seeking a variance for a pool.

Mrs. Newcomb explained the applicants are here for an in ground pool. They are the second owners of the property. They only need a variance for impervious coverage and can meet the required setbacks. The required impervious is 25% and they are seeking 38%. Marked as A1 are pictures that Mrs. Newcomb took when she visited the site.

Mr. Krollfeifer visited site. He doesn't understand the issue with impervious with swimming pools because they except water like a basin.

Mrs. Newcomb commented that it does only for a few months out of the year. It is a subject that could be discussed at a further date.

Mr. Krollfeifer questioned what is directly behind your property.

Mr. Quarterman explained that it is open space to the top of the hill which is Lumberton Leas and left is the senior housing area.

Mr. Krollfeifer questioned if the property slopes to the rear.

Mr. Quarterman answered yes. He feels that this will not impact any neighbors.

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

Mrs. Kelley motioned to approve.

Second: Mr. Clauss

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

Motion carries to approve.

Mr. Quarterman requested a waiver to proceed prior to the memorialization of the resolution.

Mr. Clauss motioned to approve the waiver.

Second: Mr. Dodulik

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

Motion carries to approve waiver.

B. Case 17-10: Thomas C. Alfinito, Jr.

Block 110 Lot 14.05

2609 Fenimore Road

Bulk variances for new home

Proper notice was given.

Mr. Kingsbury swore in Thomas Alfinito, Jr. (applicant) and Robert Frye (representative of MJ Paparone Development).

Mr. Alfinito explained he is seeking bulk variances for a new home.

Mr. Krollfeifer asked that they describe the area.

Mr. Alfinito stated the property is an acre with homes on both sides with similar lot sizes. Across the street is a 5 acre lot. As you go further down Fenimore Road, there are more farms.

Mr. Krollfeifer had visited the site. He asked to describe what is on the lot now.

Mr. Alfinito stated that there is currently a three bedroom home. He plans to tear the existing home down and build a new home.

Mrs. Newcomb provided pictures of the property (exhibit A1).

Mr. Frye explained they are seeking bulk variances for the following:

- Front yard setback of 75' where 125' is required. The current home is 65' from the front and will be moving it back an additional 10'.
- Side yard setback on the easterly side of 42' where 50' is required. Existing home is 43'.
- Side yard setback on the left side of 27' where 50' is required.

The new home will be larger than the existing home which is on a one acre lot and the new zoning is 5 acres.

Mr. Krollfeifer asked for a correction on the map provided which shows the property to be one lot from Ark Road. It is actually 6 lots in. Tax map page 11 marked as exhibit A2.

Mr. Frye agreed to correct it.

Mrs. Newcomb explained that the construction office will make sure it is corrected.

Mr. Clauss questioned if the front yard setback will be the same as the neighboring homes.

Mr. Alfinito stated the one neighbor is inline and the other is setback a little further.

Mr. Krollfeifer referred to a picture of the neighbor which is the home that is in line with the existing home.

Mrs. Newcomb explained that COAH will not be required on this home because you are replacing an existing home with a new one.

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

Mr. Clauss motioned to approve the front yard setback and the two side yard setbacks.
Second: Mr. Dodulik

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

Mr. Frye requested a waiver to proceed prior to the memorialization of the resolution.

Mrs. Baggio motioned to approve waiver.

Second: Mrs. Kelley

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

Motion carries to approve waiver.

7. Minutes

A. Regular Meeting Minutes of September 6, 2017

Motion to approve: Mrs. Kelley

Second: Mrs. Gilmore

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

Motion carries to approve.

8. Resolutions

A. Resolution 2017-16: Granting bulk variances, subject to site plan review, for fast food restaurant on Block 96 Lot 1.01 & 1.04

Motion to approve: Mrs. Kelley

Second: Mrs. Baggio

Roll call: Mrs. Kelley, yes; Mrs. Baggio, yes; Mr. Wagner, yes; Ms. Kosko, yes;
Mr. Krollfeifer, yes

9. Correspondence

A. Letter dated September 7, 2017 from Robert Kingsbury to John Gillespie
Re: Kleiner Property 1400 Route 38 Block 100 Lots 9, 10, 11, 12

B. Letter dated September 18, 2017 from Joseph Arsenault to NJDEP
Re: Application for LOI on Block 111 Lot 16.03

C. Letter dated September 26, 2017 from Alaimo Engineers to Mr. Krollfeifer
Re: Case #16-07 Zeus Investments Block 98 Lots 2.04, 2.05, 2.06 Compliance Plan Review

Motion to accept and file: Mr. Clauss

Second: Mrs. Kelley

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

Motion carries.

10. Professional Comments - None

11. Board Comments

Mr. Dodulik explained that he was resigning from the Board. He put his house up for sale. He enjoyed the time on the Board.

Mr. Krollfeifer questioned if he wants to resign now or when he sells his home.

Mr. Dodulik stated while he is still living in town he can stay if they don't have a replacement.

Mr. Krollfeifer asked that he waits until he knows for sure because he has been an asset to the Board.

12. Public Comments

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

13. Adjournment

Mr. Clauss motioned to adjourn at 7:20pm.

Second: Mrs. Tyndale

Roll call: All in favor.

Paula L. Tiver, Secretary