

HAINESPORT TOWNSHIP JOINT LAND USE BOARD MINUTES

Time: 7:00 PM

Wednesday, January 3, 2018

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 Masciocchi, Mrs. Gilmore, Mrs. Kelley, Mrs. Baggio,
Mr. Clauss, Mrs. Tyndale, Ms. Kosko, Mr. Krollfeifer, Mr. Levinson,
Mr. Wagner

Absent: Mr. McKay, Mr. Sylk,

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

6. Items for Business

A. Discussion on the 2017 Hainesport Joint Land Use Board Annual Report

7. Minutes

A. Regular Meeting Minutes of December 6, 2017

Mrs. Baggio motioned to approve.

Second: Mr. Krollfeifer

Roll Call: Mrs. Baggio, yes; Mr. Krollfeifer, yes; Mrs. Gilmore, yes; Mr. Clauss, yes;
Mrs. Tyndale, yes; Ms. Kosko, yes

Motion carries to approve.

8. Resolutions

**A. Resolution 2018-02: Hainesport Joint Land Use Board
Adopting 2017 Annual Report**

Mr. Krollfeifer explained what was contained in the report and that it speaks for itself.

Mrs. Tiver stated that the land use law requires that the report be submitted once a year to the Township Committee letting them know if there is any recommendation that the Board would like to make to the zoning ordinances.

Mr. Clauss motioned to approve.

Second: Mr. Wagner

Roll Call: Mr. Clauss, yes; Mr. Wagner, yes; Mayor Masciocchi, yes; Mrs. Gilmore, yes; Mrs. Kelley, yes; Mrs. Baggio, yes; Ms. Tyndale, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

Mr. Krollfeifer explained that the Board received a letter from Mrs. Wuebker regarding some issues and will hold that until the next meeting when Mrs. Wuebker is present.

**B. Resolution 2018-03: Zeus Investments, LLC
Granting extension of sign variance on Block 98 Lot 2**

Mr. Clauss motioned to approve.

Second: Mrs. Tyndale

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

Motion carries to approve.

**C. Resolution 2018-04: Quaker Group Burlington II L.P.
Granting one year extension of use variance for residential townhouse
development on Block 100.14 Lot 12**

Mrs. Baggio motioned to approve.

Second: Mr. Clauss

Roll call: Mrs. Baggio, yes; Mr. Clauss, yes; Mrs. Tyndale, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

**D. Resolution 2018-05: Hainesport Enterprises, Inc.
Granting use variance, bulk variances, parking space variance and site plan
approval with waivers for expansion of truck and auto repair business on
Block 61.01 Lot 4**

Mr. Clauss motioned to approve.

Second: Mrs. Tyndale

Roll call: Mr. Clauss, yes; Mrs. Tyndale, yes; Mrs. Baggio, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

**E. Resolution 2018-06: National Energy Partners
Granting use variance, bulk variances (existing conditions) and site plan
approval for solar panel installation above the rear parking area of
Block 101.02 Lot 2**

Mrs. Baggio motioned to approve.

Second: Mr. Clauss

Roll call: Mrs. Baggio, yes; Mr. Clauss, yes; Mrs. Tyndale, yes;
Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

9. Correspondence

- A. Letter dated November 28, 2017 from Burlington Co. Planning Board
Re: Easton Bible Church Block 114 Lots 3 & 4 Punch list of uncompleted improvements
- B. Letter dated November 30, 2017 from Alaimo Assoc. to Ms. Kosko
Re: Association of Bosniacs Case 16-15 Performance Bond & Plan Distribution
- C. Letter dated December 20, 2017 from Alaimo Assoc. to Mr. Krollfeifer
Re: Case 16-07 Zeus Investments, LLC block 98 Lots 2.04, 2.05, 2.06, Compliance Plan Review #2
- D. Letter dated December 18, 2017 from Ragan Design to Board Members
Re: Case 16-07 Zeus Investments, LLC Block 98 Lots 2.04, 2.05, 2.06 Compliance Plan Review

Mrs. Kelley motioned to accept and file.

Second: Mrs. Gilmore

Roll Call: Mrs. Kelley, yes; Mrs. Gilmore, yes; Mayor Masciocchi, yes;
Mr. Wagner, yes; Mrs. Baggio, yes; Mr. Clauss, yes; Mrs. Tyndale, yes;
Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries.

10. Professional Comments – None

Mrs. Newcomb thanked the Board.

11. Board Comments - None

12. Public Comments

Delores Krollfeifer, 23 Easton Way, congratulated the members of the Land Use Board, the new Mayor, Deputy Mayor, and Chairman.

Kathy Newcomb wanted to publicly thank Paula Kosko on a wonderful job she has done in her first year.

Ms. Kosko thanked her and said that she has great people around her and is a sign of a true leader.

Mrs. Newcomb welcomed Mr. Levinson.

13. Adjournment

Mr. Clauss motioned to adjourn at 7:10 pm.

Second: Mrs. Kelley

Roll call: All in favor

Paula L Tiver, Secretary