

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
MINUTES**

Time: 7:30 PM

Wednesday, March 2, 2016

1. Call to Order

The meeting was called to order at 7:30 PM by Mr. Katz.

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: Mr. Boettcher, Mr. Dickinson, Mrs. Kelley, Mr. McKay (arrived 7:38pm),
Mr. Dodulik, Mr. Krollfeifer, Mr. Selb, Mr. Clauss, Mrs. Tyndale, Mr. Tiver,
Mr. Katz

Absent: Mr. Lynch

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

6. Items for Business

A. Case 16-01: Interpretation request from Zoning Officer regarding 1459 Route 38.

Mrs. Newcomb explained that she is before the Board this evening asking for an opinion from the Board. This is a new use in the coffee business and has a very low impact to the area. It would be located in an empty unit in the 1459 Route 38 plaza. The product is not being sold to the public from this location. It is processed and taken to several locations. It is a form of retail. It is not listed in permitted uses or prohibited uses.

There was a discussion and the Board feels that it would fit in the area.

Mrs. Newcomb stated that the final decision is hers but appreciates the Boards opinion.

7. Minutes

A. Reorganization Meeting Minutes of January 6, 2016

B. Regular Meeting Minutes of January 6, 2016

Mr. Krollfeifer motioned to approve the reorganization and regular minutes

Second: Mr. Selb

Roll call: Mr. Krollfeifer, yes; Mr. Selb, yes; Mr. Boettcher, yes; Mr. Dickinson, yes;
Mrs. Kelley, yes; Mr. McKay, abstain; Mr. Dodulik, yes; Mr. Clauss, yes;
Mr. Katz, yes

Motion carries to approve.

8. Resolutions

A. Resolution 2016-03: 2509 Creek Road, LLC.

Granting administrative amendment to previous preliminary and final major subdivision approval for 5 lot residential subdivision on Block 104, original lots 2.01, 3, 4, and 5.13.

Motion to approve: Mr. Krollfeifer

Second: Mr. Selb

Roll call: Mr. Krollfeifer, yes; Mr. Selb, yes; Mr. Boettcher, yes; Mr. Dickinson, yes;
Mrs. Kelley, yes; Mr. Clauss, yes; Mr. Dodulik, yes; Mrs. Tyndale, yes;
Mr. Katz, yes

Motion carries to approve.

B. Resolution 2016-04: Diamantis Children's Trust

Granting submission waiver, bulk variance and preliminary/final site plan Approval for automobile service and tire center on block 100 lot 8.01

Motion to approve: Mr Krollfeifer

Second: Mr. Clauss

Roll call: Mr. Krollfeifer, yes; Mr. Clauss, yes; Mr. Boettcher, yes; Mr. Dickinson, yes;
Mrs. Kelley, yes; Mr. Selb, yes; Mr. Dodulik, yes; Mrs. Tyndale, yes;
Mr. Katz, yes

Motion carries to approve.

C. Resolution 2016-05: UE-00211NJ, LLC dba Unison Energy

Granting parking space reduction variance and preliminary/final site plan approval for installation of electric power generating equipment to service an electric power generating equipment to sevice an existing ShopRite supermarket on block 96 lot 1.05

Motion to approve: Mr. Krollfeifer

Second: Mr. Clauss

Roll call: Mr. Krollfeifer, yes; Mr. Clauss, yes; Mr. Boettcher, yes; Mr. Dickinson, yes;
Mrs. Kelley, yes; Mr. Dodulik, yes; Mrs. Tyndale, yes; Mr. Selb, yes;
Mr. Katz, yes

Motion carries to approve.

9. Correspondence

- A. Letter dated December 31, 2015 from Consulting Engineer Serves to Hainesport Land Use Board.
Re: NJDEP –TWA Permit Application for Sanitary Sewer Extension Hainesport School Block 90 Lot 3 & 4.02
- B. Letter dated January 7, 2016 from Alaimo Assoc. to Michael Eggleton
Re: Case 14-08A: Wawa Inc. 1522 Route 38 Block 96 Lot 1.08
- C. Letter dated January 11, 2016 from Cooper Levenson to Ms. Newcomb
Re: Case 06-01C: Verizon NJ, Inc., 625 Lumberton-Hainesport Road Block 96.02 Lot 1
- D. Letter dated January 13, 2016 from Burlington Co Planning Board to Mr. Caplan.
Re: 2509 Creek Road, Block 104 Lots 2.01, 3, 4, & 5.13 Release of Performance Guarantee
- E. Letter dated January 20, 2016 from Burlington Co. Planning Board to Mr. Eickhoff
Re: ShopRite of Hainesport, Acceptance of Maintenance Guarantee Block 96 Lots 1.05, 1.08, & 1.09
- F. Letter dated February 16, 2016 from Alaimo Assoc. to Mr. Kelly
Re: G3 Enterprises (Gallo Warehouse) Block 104 Lot 33, Punch list status

Motion to accept and file: Mrs. Kelley

Second: Mr. Boettcher

Roll call: Mrs. Kelley, yes; Mr. Boettcher, yes; Mr. Dickinson, yes; Mr. McKay, yes; Mr. Dodulik, yes; Mr. Krollfeifer, yes; Mr. Clauss, yes; Mr. Selb, yes; Mr. Katz, yes

Motion carries.

10. Professional Comments - None

11. Board Comments - None

12. Public Comments

Mr. Katz opened public comment. None. Closed public comment.

13. Adjournment

Mr. Selb motioned to adjourn at 7:50pm.

Second: Mr. Clauss

Roll call: All in favor

Paula L Tiver, Secretary