

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
MINUTES**

Time: 7PM

May 4, 2022

1. Call to Order

The meeting was called to order at 7:10 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 MacLachlan, Mr. McKay, Mrs. Gilmore,
Mrs. Baggio, Ms. Kosko, Mr. Krollfeifer, Mr. Bradley

Absent: Mr. Tricocci, Mrs. Kelley, Mrs. Tyndale, Mr. Murphy, Mrs. Cuniglio,

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

Mr. Krollfeifer: I would like to acknowledge a former Committeeman, Mr. Dickerson is in the audience.

6. Items for Business

A. Redevelopment Plan Amendment : Ordinance 2022-5 to amend ordinance 2021-6, Block 103.01 Lots 1 and 8, Block 113 Lot 4.05 “Longbridge Redevelopment Plan”

Ms. Kosko: This is amending the redevelopment plan that was introduced by the governing body on June 15, 2021. It was before the Land Use Board the beginning of July, then adopted by the Governing Body on July 13, 2021. This proposed ordinance amends this redevelopment plan. Currently the redevelopment plan, I believe provides for seven affordable housing units per the municipal ordinance. What this does is it removes those required affordable units and mandates that the developer contributes to the affordable housing trust fund. It increases the amount of contribution. The ordinance currently reads at two percent of the equalized assessed value of the improvements shall be contributed to the affordable housing trust fund. This ordinance increases that amount

to 2 ½ percent of the equalized assessed value of the improvement. The purpose of this coming before the Land Use Board is for you to determine that this change does or is consistent with the goals of the master plan. This change does effectuate our goals because it does contribute funds to the affordable housing trust fund.

Mr. Krollfeifer: This is more of an administrative change.

Ms. Kosko: That is correct.

Mr. Krollfeifer: This does not require public comment.

Mayor MacLachlan: The applicant is here. Is there anything you would like to contribute?

Eric Ravikio, 610 Mt. Laurel Road, also Longbridge Farms. Is the percentage one and a half percent to two or is it 2 percent and two and a half percent.

Ms. Kosko: This change does require two and a half percent of the equalized assessed value of the improvement because there is a change in the density.

Mr. Ravikio: Is the standard two or one and a half percent?

Ms. Kosko: The calculation of the developer's fee for residential development shall be 2 percent of the equalized assessed value of the improvements. The calculation for commercial development shall be 2 ½ percent. The 2 ½ percent is a change in density for the commercial component.

Mr. Ravikio: Residential it's 1 ½ to 2 percent on commercial its 2 to 2 ½ percent.

Ms. Kosko: That is correct.

Mayor MacLachlan: Are we offering the amendment.

Ms. Kosko: We are offering as the Land Use Board a determination that it is in fact compliant with the master plan.

Mr. MacLachlan: Motioned that the change is in compliance with the master plan.

Mr. Kingsbury: The actual wording of the statue is that it's not inconsistent with the Master Plan.

Motion: Mayor MacLachlan

Second: Mr. Bradley

Roll call: Mayor MacLachlan, yes; Mr. Bradley, yes; Mr. McKay, yes;
Mrs. Gilmore, yes; Mrs. Baggio, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries.

7. Minutes

A. Meeting minutes of the April 6, 2022

Motion to approve: Mr. McKay

Second: Mr. Krollfeifer

Roll call: Mr. McKay, yes; Mr. Krollfeifer, yes; Mrs. Gilmore, yes; Mrs. Baggio, yes;
Ms. Kosko, yes; Mr. Bradley, yes

Motion carries to approve.

Ms. Kosko motioned to amend the agenda to include Resolution 2022-10.

Second: Mrs. Gilmore

Roll call: All in favor

8. Resolutions

Mr. Krollfeifer: We currently have two resolutions and will need to amend the agenda to include 2022-10 which pertains to the ordinance and the business we just discussed.

Ms. Kosko motioned to amend the agenda to include Resolution 2022-10.

Second: Mrs. Gilmore

Roll call: Ms. Kosko, yes; Mrs. Gilmore, yes; Mayor MacLachlan, yes; Mr. McKay, yes;
Mr. Bradley, yes; Mrs. Baggio, yes; Mr. Krollfeifer, yes

Motion carries

A. Resolution 2022-08: Adopting findings and conclusions following public hearing on 2022 Master Plan Reexamination Report

Motion to approve: Mrs. Gilmore

Second: Mrs. Baggio

Roll call: Mrs. Gilmore, yes; Mrs. Baggio, yes; Ms. Kosko, yes; Mr. McKay, yes;
Mr. Bradley, yes; Mr. Krollfeifer, yes

Motion carries to approve.

B. Resolution 2022-09: Granting use variance, bulk variances, and conditional site-plan waiver for construction of a new office building on Block 66.01 Lots 3 & 5

Motion to approve: Mr. Bradley

Second: Mrs. Baggio

Roll call: Mr. Bradley, yes; Mrs. Baggio, yes; Mr. McKay, yes; Ms. Kosko, yes;
Mr. Krollfeifer, yes

Motion carries to approve.

C. Resolution 2022-10: Adopting Findings and Recommendations to Hainesport Township Committee following review of redevelopment plan ordinance 2022-5

Motion to approve: Mayor MacLachlan

Second: Mrs. Baggio

Roll call: Mayor MacLachlan, yes; Mrs. Baggio, yes; Mr. McKay, yes;
Mrs. Gilmore, yes; Ms. Kosko, yes; Mr. Bradley, yes; Mr. Krollfeifer, yes

Motion carries to approve.

9. Correspondence

- A. Letter dated April 6, 2022 from Burlington Co. Planning Board to Mr. Depiero
Re: Hainesport Industrial Devel – Coreone subdivision Block 98 Lot 2.01, 2.02, 2.08
- B. Letter dated April 6, 2022 from Burlington Co. Planning Board to Mr. Depiero
Re: Hainesport Industrial Devel – Coreone site plan Block 98 Lot 2.01, 2.02, 2.08
- C. Hainesport Township Resolution 2022-63-4: Designating a Master Redeveloper for certain; property known as “Marne Highway Redevelopment Area” Block 24
Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, & 12.05
- D. Hainesport Township Resolution 2022-64-4: Authorizing execution of a redevelopment agreement for the construction of certain facilities and improvements in the “Marne Highway-Mt. Holly Bypass Redevelopment Area”
- E. Letter dated April 27, 2022 from Taylor Design Group to Mrs. Newcomb
Re: 710 Marne Highway Bluewater Property Group Block 24
Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, & 12.05 Tree Clearing Inspection
- F. Letter dated April 19, 2022 from Alaimo Engineering to Ms. Kosko
Re: Bluewater Property Group Proposed Warehouse 710 Marne Hwy.
Block 24 Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, & 12.05 Plan distribution

Motion to accept and file: Mayor MacLachlan

Second: Mrs. Gilmore

Roll call: Mayor MacLachlan, yes; Mrs. Gilmore, yes; Mr. McKay, yes;
Mr. Bradley, yes; Mrs. Baggio, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

10. Professional Comments - None

11. Board Comments - None

12. Public Comments

Mr. Krollfeifer: Opened public comment to the people in audience and to the people online. None. Closed public comment.

13. Adjournment

Mrs. Gilmore motioned to adjourn at 7:25pm

Second: Mr. Bradley

Roll call: All in favor

Paula L. Tiver, Secretary