

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
MINUTES**

Time: 7:00 PM

Wednesday, January 8, 2020

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 MacLachlan, Ms. Schneider, Mrs. Kelley, Mr. Wagner,
Mrs. Baggio, Mrs. Tyndale, Ms. Kosko, Mr. Sylk, Mr. Tricocci, Mr. Krollfeifer

Absent: Mr. McKay, Mr. Levinson

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 2019 Hainesport Joint Land Use Board Annual Report

Mr. Krollfeifer explained this is our opportunity to look at the cases we have had over the past year and to determine if we had consistent approvals that they may have to address the ordinance. He does not believe there is anything that needs to be addressed.

7. Minutes - None

8. Resolutions

**A. Resolution 2020-02: Hainesport Joint Land Use Board
Adopting 2019 Annual Report**

Mrs. Tiver explained before adopting, she needs to know if the Board has no recommendation for the Township Committee.

Mr. Krollfeifer stated the motion would be to accept the report with no recommendations.

Mrs. Tyndale motioned to adopt the annual report.

Second: Ms. Kosko

Roll call: Mrs. Tyndale, yes; Ms. Kosko, yes; Mayor MacLachlan, yes;
Ms. Schneider, yes; Mrs. Kelley, yes; Mr. Wagner, yes; Mrs. Baggio, yes;
Mr. Sylk, yes; Mr. Krollfeifer, yes

Motion carries to adopt.

B. Resolution 2020-03: R & M Development, LLC

Regarding submission waivers and recreation space requirement in connection with preliminary major subdivision application for 41 residential lots on Block 100 Lots 8.03 and 8.02

Mr. Kingsbury explained this is an interim resolution that explains what has happened. The applicant needs to come back to the Board.

Ms. Kosko motioned to approve.

Second: Mr. Wagner

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

Motion carries to approve.

C. Resolution 2020-04: 1395 Rt. 38, LLC (Garden State Bobcat)

Granting use variance, bulk variances and preliminary and final site plan approval for Bobcat Dealership on Block 98 Lot 3, Block 99 Lot 5, Block 116 Lot 1

Mrs. Tyndale motioned to approve.

Second: Mrs. Baggio

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

Motion carries to approve.

9. Correspondence

A. Letter dated November 26, 2019 from Burlington Co Planning Board to Mrs. Tiver
Re: The Reserve at Creekside Quaker Group Burlington II, LP Block 100.14 Lots 4 & 12, Block 108 Lot 2.01

B. Notification dated December 10, 2019 from Hainesport Family Apartments
Re: Block 104 Lot 1.06 application for Letter of Interpretation submitted to NJDEP

C. Letter dated December 11, 2019 from Burlington Co. Planning Board to Mr. Blair
Re: Hainesport Commerce Center Block 83.01 Lot 1-3, Block 96 Lot 1, Block 96.01 Lot 1

D. Letter dated December 16, 2019 from Burlington Co. Planning Board to Mr. Blair
Re: Our Lady Queen of Peace Block 91 Lot 3

E. Certification dated December 16, 2019 from Burlington Co. Soil Conservation District
Re: Block 100.14 Lot 12 The Reserve at Creekside

F. Letter dated December 18, 2019 from Burlington Co. Planning Board to Mrs. Tiver
Re: Block 100.14 Lots 12 & 4, Block 108 Lot 2.01

G. Letter dated December 26, 2019 from Igor Sturm to Mr. Kingsbury
Re: Preliminary Subdivision Application, R & M Development, LLC, Block 100 Lots
8.03 & 8.02

Motion to accept and file: Ms. Schneider

Second: Mr. Wagner

Roll call: Ms. Schneider, yes; Mr. Wagner, yes; Mayor MacLachlan, yes;
Mrs. Kelley, yes; Mr. Sylk, yes; Mrs. Baggio, yes; Mrs. Tyndale, yes;
Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries.

10. Professional Comments

Mr. Kingsbury explained that for new Board Members, it is important that you do not discuss any application that is coming before the Board, with fellow Board Members, and the public outside of the meeting. Anything discussed must be at the meeting. If someone contacts you, just state you are not able to discuss outside the meeting.

Mr. Miller commented on the annual report. It is when you get a lot of variances, you need to look at what is causing that reoccurrence. We do not have a lot of people coming in asking for variances because the ordinance is in good shape.

Mrs. Newcomb explained that the Board does not see a lot of the homeowners coming in because she and Mrs. Tiver work with them to give them different options they have. The public is happy with this because it allows them different ways to get their project done without having to come to the Board.

11. Board Comments

12. Public Comments

Mr. Krollfeifer opened public comment.

Mr. Kingsbury stated that one cannot discuss an application before the Board unless it is at a formal hearing with the applicant present.

Deborah Plaia wanted to wish everyone a Happy New Year and welcome the new appointees to the Board.

Mr. Krollfeifer announced that we will be having a special meeting on January 21, 2020 at 7pm for an application.

Mrs. Tiver stated that the applicant is Hainesport Commerce Center.

Mr. Krollfeifer closed public comment.

13. Adjournment

Mayor MacLachlan motioned to adjourn at 7:12pm.

Second: Ms. Schneider

Roll call: All in favor

Paula L. Tiver, Secretary