

**Hainesport Township Joint Land Use Meeting**  
**Wed, Apr 7, 2021 7:00 PM**

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/344616173>

You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 344-616-173

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/344616173>

**2. YouTube Live:**

The meeting is available for live viewing on Hainesport Township's  
**YouTube Live** channel:

Search on YouTube –“Township of Hainesport Live Stream”

Please watch the meeting on YouTube Live and call in or log in to GoToMeeting to participate during public comment portion(s) of the meeting. You must mute YouTube when giving public comment through the GoToMeeting platform.

**HAINESPORT TOWNSHIP JOINT LAND USE BOARD  
AGENDA**

Time: 7:00 PM

April 7, 2021

1. Call to Order
2. Flag Salute
3. Sunshine Law
4. Announcement of “No new business after 11:00 PM”
5. Roll Call
6. Items for Business
  - A. Case 21-01: Frank Pallente  
Block 109 Lot 2  
1610 Ark Road  
Bulk variance for new home.
  - B. Case 21-04: Mt. Construction Co., LLC.  
Block 108 Lot 4.14  
Bischoff Ave.  
Minor subdivision and bulk variance  
Attorney: Richard Roy, Jr.
  - C. Case 19-09B: R & M Development  
Block 100 Lots 8.03 & 8.02  
60 Bancroft Lane  
Major Final Subdivision  
Attorney: Igor Sturm
7. Minutes
  - A. Meeting Minutes of March 3, 2021
8. Resolutions
  - A. Resolution 2021-06:  
Adopting findings and recommendations to Hainesport Township Committee following review of Marne Hwy. and Mt. Holly Bypass Rehabilitation Area Designation Report
  - B. Resolution 2021-07: 1395 Rte. 38, LLC (Bobcat)  
Granting administrative amendment to preliminary and final site plan approval for Bobcat Dealership on Block 98 Lot 3, block 99 Lot 5, and Block 116 Lot 1

- C. Resolution 2021-08: Andrew and Florencia Girman  
Granting variance for fence setback on Block 100.06 Lot 58

9. Correspondence

- A. Letter dated February 22, 2021  
Re: The Reserve@Creekview – Building permit recommendation  
Block 100.14 Lot 12.04 - 3 Quaker Court
- B. Letter dated February 22, 2021  
Re: The Reserve@Creekview – Building permit recommendation  
Block 100.14 Lot 12.07 - 9 Quaker Court
- C. Letter dated February 22, 2021  
Re: The Reserve@Creekview – Building permit recommendation  
Block 100.14 Lot 12.15 - 16 Quaker
- D. Letter dated February 22, 2021  
Re: The Reserve@Creekview – Building permit recommendation  
Block 100.14 Lot 12.10 – 17 Quaker Court
- E. Letter dated February 22, 2021  
Re: The Reserve@Creekview – Building permit recommendation  
Block 100.14 Lot 12.12 – 21 Quaker Court
- F. Letter dated March 11, 2021 from Burlington Co Planning Bd to Jay Sims  
Re: Phillips Road Tract Block 110 Lots 10, 10.02, 10.03
- G. Hainesport Township Resolution 2021-54-3  
Authorizing release of a performance bond and acceptance of maintenance bond for  
Hirshland & Company
- H. Hainesport Township Resolution 2021-55-3  
Accepting recommendation of Township Joint Land Use board regarding boundaries  
of proposed area in need of rehabilitation pursuant to the NJ Local Redevelopment  
and Housing Law
- I. Letter dated March 18, 2021 from Alaimo Assoc. to Mr. Filippone  
Re: Mt Holly Nissan Block 42 Lots 1.01 and 2.01 – Site plan review

10. Professional Comments

11. Board Comments

12. Public Comments

13. Adjournment