

**Hainesport Township Joint Land Use4 Meeting
Jul 13, 2023, 6:30 – 10:30 PM**

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Access Code: 569-184-645

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**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
AGENDA**

Time: 6:30 pm

July 13, 2023

1. Call to Order
2. Flag Salute
3. Sunshine Law
4. Announcement of “No new business after 10:30 PM”
5. Roll Call
6. Items for Business
 - A. Case 23-11: John & Jamie Luciano
Block 111 Lot 16.03
835 Mt. Laurel Road
Bulk variance for fencing
 - B. Case 23-06: JDEB Marne Highway, LLC
Block 18 Lots 1-9 & 14-16
907 Marne Highway
Use variance
Attorney: Vincent D’Elia
7. Minutes
 - A. Meeting minutes of February 1, 2023
8. Resolutions
 - A. Resolution 2023-07: Granting side yard setback variance for additions to an existing residential dwelling on Block 26 Lot 4.01 & 5.01
 - B. Resolution 2023-08: Granting use variance, bulk variance and preliminary/final site plan approval for expansion of a pizza shop on Block 65 Lots 18, 19, & 20
 - C. Resolution 2023:09: Granting minor subdivision and use variance approvals, subject to site plan review, for day camp/nature center on Block 110 Lots 9 & 9Q
 - D. Resolution 2023-10: Adopting findings and recommendations to Hainesport Township Committee following review of Haines Mobile Park rehabilitation area designation resolution

9. Correspondence

A. Letter dated June 5, 2023 from Burlington Co Planning Board to Mr. Mulikin
Re: 710 Marne Hwy. Punch list of uncompleted improvements within Co. right-of-way. Block 24 Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, 12.05

B. Hainesport Township Resolution 2023-76-5
Resolution declaring certain property along Route 38 and specifically Block 72.01 Lot 1, an existing mobile home park to be an “Area in need of rehabilitation” within the meaning and intendment of the local Redevelopment and Housing Law N.J.S.A. 40A:12A-1

C. Letter dated June 5, 2023 from NJDEP to Theresa Lourenco
Re: Freshwater Wetlands Letter of Interpretation Block 110 Lot 12.01

10. Professional Comments

11. Board Comments

12. Public Comments

13. Adjournment