

**Hainesport Township Joint Land Use
Meeting
March 6, 2024, 6:30 PM**

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**HAINESPORT TOWNSHIP JOINT LAND USE BOARD
AGENDA**

Time: 6:30 PM

March 6, 2024

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 24-05: John DiPietropolo
Block 108 Lot 4.12
2205 Creek Road
Bulk variance for addition
 - B. Case 24-01: Carvalho Carpentry
Block 64 Lot 15
2611 Marne Highway
Bulk variance for addition
Attorney: David Esposito
 - C. Case 24-04: BTC III Hainesport LLC
Block 42 Lot 1.05
Route 38
Minor subdivision for NJ DOT Right of Way
Attorney: Michael Floyd
 - D. Case 24-03: Hainesport Family Apartments
Block 104 Lot 1.06
Creek Road
Preliminary & Final Site Plan for Apartments
Attorney: Damien Del Duca
7. Minutes
 - A. December 6, 2023
8. Resolutions
 - A. Resolution 2024-10: Granting bulk variances with preliminary & final site plan
Approval for internet based used automobile sales on Block 100.17 Lot 1.04

- B. Resolution 2024-11: Adopting findings and recommendations to Hainesport Township Committee following review of ordinance entitled “Affordable Housing”, Ordinance 2024-2, to establish a mandatory set-aside provision

9. Correspondence

- A. Letter dated January 31, 2024 from Alaimo Engineers to Mr. Krollfeifer
Re: Paxia Realty proposed parking lot expansion 2503 Marne Hwy,
Block 65 Lot 18, 19, 20 compliance review
- B. Certification dated February 2, 2024 from Burl. Co. Soil Conservation to Mr. Blair
Re: Block 103.01 Lots 1 & 8, Block 113 Lot 4.05 Longbridge Farms
- C. Letter dated February 6, 2024 from Taylor Design to the Board
Re: Paxia Realty, LLC, Block 65 Lots 18, 19, 20, 2503 Marne Highway
Resolution compliance #1
- D. Letter dated February 6, 2024 from Burl. Co. Planning Board to Longbridge Farms
Re: Longbridge Farms Block 103.01 Lots 1 & 8, Block 113 Lot 4.05
- E. Letter dated February 6, 2024 from Jacobs to Mrs. Tiver
Re. Compliance Review for CVS Preliminary/Final Site Plan approval
- F. Letter dated February 12, 2024 from Taylor Design to Mrs. Tiver
Re: Longbridge Farms Block 103 Lots 1 & 8 Block 113 Lot 4.05
Combined Resolution Compliance Report #1
- G. Letter dated February 13, 2024 from Alaimo Engineers to Mrs. Tiver
Re: Faropoint – 3 Mary Way Case 23-10 Plan distribution
- H. Letter dated February 13, 2024 from Burl. Co. Planning Board
Re: Notice of Public Hearing Proposed Burl. Co. Land Development Review
Resolution
- I. Letter dated February 16, 2024 from Alaimo Engineers to Mrs. Newcomb
Re: Davenport Village Expansion Block 9.01 Lot 42 Buildings 800 & 900
Temporary Certificate of Occupancy
- J. Hainesport Resolution 2024-40-1: Adopting an affirmative marketing plan for the
Township of Hainesport
- K. Hainesport Resolution 2024-41-1: Accepting a Housing Element and Fair Share Plan
to satisfy the Township’s Third Round Affordable Housing Obligation as adopted by
the Hainesport Township Joint Land Use Board
- L. Hainesport Resolution 2024-42-1: Adopting 2024 Affordable Housing Spending Plan
- M. Hainesport Resolution 2024-43-1: Regarding any shortfalls associated with the
provision of Affordable Housing as set forth in the Township’s Third Round Housing
Element and Fair Share Plan

N. Hainesport Resolution 2024-44-1: Adopting affordability Assistance, Market to Affordable Program and for Rental and for Sale Units Operating Manuals for the Township of Hainesport

O. Hainesport Resolution 2024-50-2: Authorizing Commencement of Preliminary Site Work on property located along Route 38 and identified as Block 42 Lot 1.05

10. Professional Comments

11. Board Comments

12. Public Comments

13. Adjournment