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# HAINESPORT TOWNSHIP COMMITTEE AGENDA

June 15, 2021

7:00 P.M.

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of June 15, 2021 with instructions for internet access was included in a meeting notice sent to the Burlington County Times and Courier Post On January 6, 2021 and advertised in said newspapers on January 8, 2021, and January 9, 2021 respectively posted on the website and the bulletin board in the municipal building on January 9, 2021 and has remained continuously posted as required under the Statute. In addition, a copy of this notice is and has been available to the public. It is posted on main doors the Friday before the meeting and is on file in the Office of the Municipal Clerk.

1. **CLERK'S ANNOUNCEMENT FOR REMOTE MEETINGS**
2. **FLAG SALUTE**
3. **ROLL CALL**
4. **MOMENT OF SILENCE**
5. **MINUTES**
  - A. **APPROVAL OF REGULAR COMMITTEE MINUTES OF MAY 11, 2021**
  - B. **APPROVAL OF EXECUTIVE SESSION MINUTES OF MAY 11, 2021**
6. **REPORTS**
  - A. **Tax Collector** – May 2021
  - B. **Code Enforcement** – May 2021
  - C. **Fire Official** – May 2021
  - D. **Construction** – May 2021
  - E. **Emergency Services Reports** – May 2021
6. **DISCUSSION/PRESENTATION**
  - A. CoreOne Industrial Presentation for Potential Redevelopment Consideration - Mary Way
  - B. Public Hearing - Green Acres Grant Application
  - C. Cannabis Industry in Hainesport

7. **COMMENTS FROM THE PUBLIC – Agenda items only**  
**(Comments are limited to 5 minutes)**

8. **ORDINANCES**

- A. **ORDINANCE 2021-5** – Appropriating Capital Improvement Funds for Various Projects **(Public Hearing and Final Adoption)**
- B. **ORDINANCE 2021-6** - Adopting Redevelopment Plan for Certain Property Known as Block 103.01, Lots 1 and 8 and Block 113, Lot 4.05  
**(First Reading and Introduction) (Public Hearing and Final Adoption July 13, 2021)**

9. **CONSENT AGENDA RESOLUTIONS**

The items listed below are considered routine by the Township of Hainesport and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

- A. **RESOLUTION 2021-81-6** – Awarding Contract for Engineering Services for CY21 NJDOT Municipal Aid Program Grant Award - Ark Road Resurfacing Project
- B. **RESOLUTION 2021-82-6** – Lien for Lawn Maintenance 6 Applewood Court
- C. **RESOLUTION 2021-83-6** – Amend the Adopted Budget for Additional Items of Revenue and Offsetting Appropriation (Chapter 159)
- D. **RESOLUTION 2021-84-6**– Authorize Renewal of Liquor Licenses
- E. **RESOLUTION 2021-85-6** – Confirming Employment for Seasonal Public Works and Summer Recreation Employees
- F. **RESOLUTION 2021-86-6** – Approving Participation in The Interlocal Purchasing System Program (TIPS) and Executing a Membership Agreement
- G. **RESOLUTION 2021-87-6** – Authorizing Payment NO. 1 to Arawak Paving Company, Inc. for the FY19 & FY 20 NJDOT Trust Fund Bancroft Lane Improvements

10. **RESOLUTIONS**

- A. **RESOLUTION 2021-88-6** – Authorize Application and Execution of Grant Agreement with the NJDEP Green Acres Local Government Stewardship Program
- B. **RESOLUTION 2021-89-6** – Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for Pulaski Avenue (Iowa to Lumberton Road), Laurel Ridge Road (Craig Drive to Rt. 38) and Fenimore Road (Ark Road to Townline) Resurfacing Project

C. **RESOLUTION 2021-90-6** – Authorizing Change Order No. 1 in Contract for Engineer Services for FY 2019 b& 2020 NJDOT Trust Fund Improvement - Bancroft Lane

D. **RESOLUTION 2021-91-6** – Amending the Township’s Affordable Housing Trust Fund Spending Plan and Authorizing the Expenditure and Receipt of Funds for Affordable Housing Purposes

**11. BUSINESS**

A. **Approval of Business Licenses** (See Attached)

**12. COMMENTS FROM THE PUBLIC (Comments are limited to 5 minutes)**

**13. COMMENTS FROM THE ADMINISTRATOR**

**14. COMMENTS FROM THE SOLICITOR**

**15. COMMENTS FROM THE COMMITTEE**

**16. BILL LIST**

**17. EXECUTIVE SESSION**

A. **RESOLUTION 2021-92-6** – Entering into Executive Session

1. Personnel

**18. ADJOURNMENT @ \_\_\_\_\_ P. M.**



Date	Description	No.
REVISIONS		

SIGNATURE: PROFESSIONAL BRIAN M. CONLON, PE  
 DATE SIGNED: STATE LIC. No.

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 1818 Market Street, Suite 3300  
 Philadelphia, PA 19103  
 T: 215.845.8900 F: 215.845.8901 www.langan.com

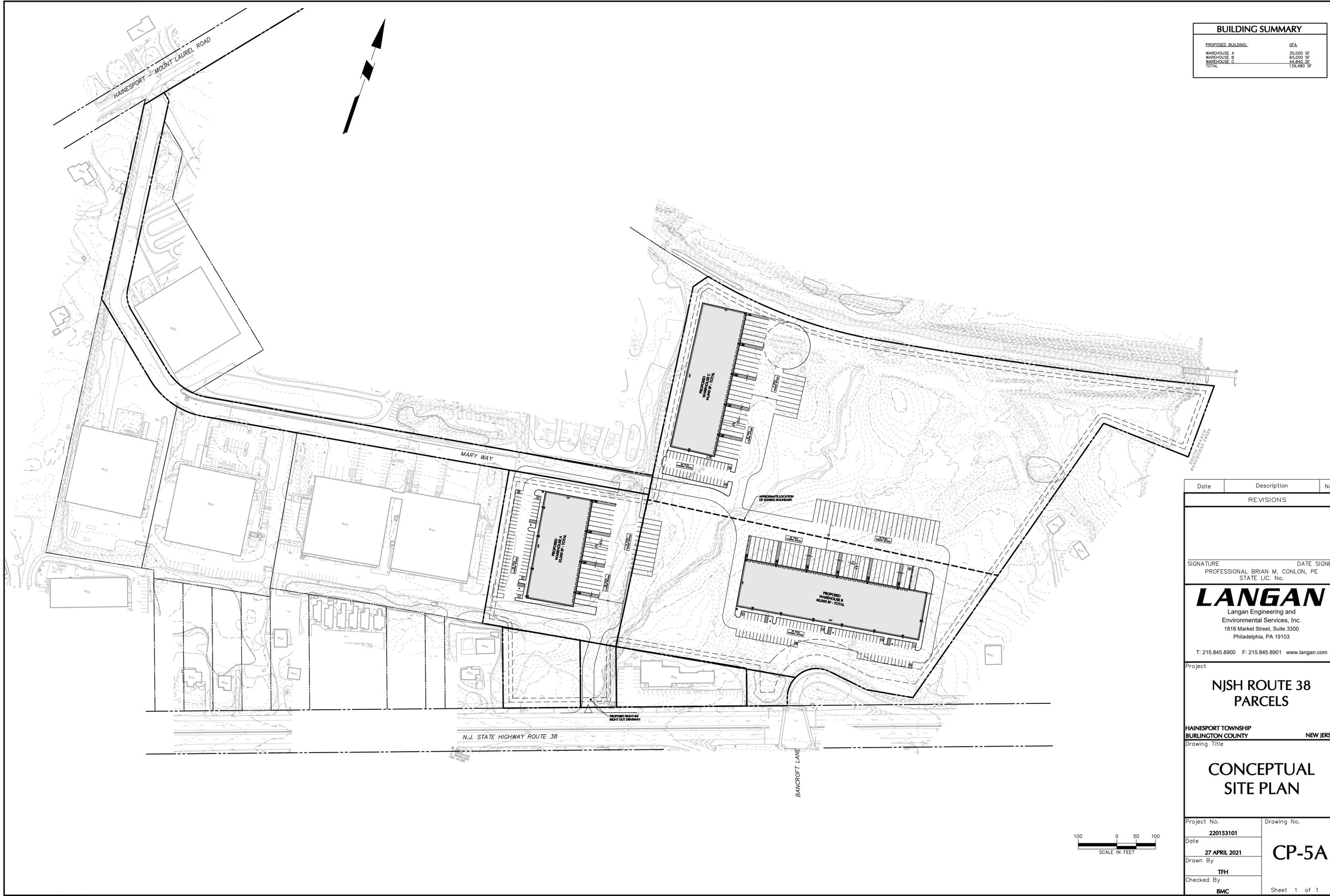
Project: **NJSH ROUTE 38 PARCELS**  
 HAINESPORT TOWNSHIP BURLINGTON COUNTY NEW JERSEY

Drawing Title: **AERIAL OVERLAY**

Project No. <b>220153101</b>	Drawing No. <b>CP-5A</b>
Date <b>27 APRIL 2021</b>	Sheet 1 of 1
Drawn By <b>TFH</b>	
Checked By <b>BMC</b>	



BUILDING SUMMARY	
PROPOSED BUILDING:	GEA
WAREHOUSE A	35,000 SF
WAREHOUSE B	60,000 SF
WAREHOUSE C	44,880 SF
TOTAL	139,880 SF



Date	Description	No.
REVISIONS		

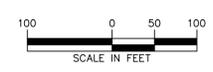
SIGNATURE: PROFESSIONAL BRIAN M. CONLON, PE  
 DATE SIGNED: STATE LIC. No.

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 T: 215.845.8900 F: 215.845.8901 www.langan.com

Project: **NJSH ROUTE 38 PARCELS**  
 HAINESPORT TOWNSHIP BURLINGTON COUNTY NEW JERSEY  
 Drawing Title:

**CONCEPTUAL SITE PLAN**

Project No. <b>220153101</b>	Drawing No. <b>CP-5A</b>
Date <b>27 APRIL 2021</b>	Sheet 1 of 1
Drawn By <b>TFH</b>	
Checked By <b>BMC</b>	



**OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA**

**TOWNSHIP OF HAINESPORT**

**ORDINANCE NO. 2021-5**

**AN ORDINANCE OF THE TOWNSHIP OF HAINESPORT, COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING THE SUM OF \$950,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT FUND FOR THE VARIOUS PROJECTS THROUGHOUT THE TOWNSHIP OF HAINESPORT**

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HAINESPORT, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AS FOLLOWS:**

**Section 1.** There is hereby appropriated the sum of \$950,000.00 from the Capital Improvement Fund in the Township of Hainesport, County of Burlington, New Jersey ("Township") for the following purposes:

- |  |               |
|--|---------------|
| a. Road Reconstruction including all expenses incidental thereto | \$ 500,000.00 |
| b. Parks and Recreation Improvements                             | 100,000.00    |
| c. Equipment and Vehicles  | 180,000.00    |
| d. Building Improvements   | 20,000.00     |
| e. Computer hardware and software                                | 7,500.00      |
| f. Storm Pipe Lining   | 130,000.00    |
| g. Fire Equipment  | 12,500.00     |

**Section 2.** It is hereby determined and stated that the improvements set forth in Section 1 are general capital improvements and not a current expense.

**Section 3.** The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services, is on file with the Township Clerk and available for inspection.

**Section 4.** All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 5.** This ordinance shall take effect after final adoption and publication as required by law.

**NOTICE OF PUBLIC HEARING**

**HAINESPORT TOWNSHIP  
ORDINANCE NO. 2021-5**

**AN ORDINANCE OF THE TOWNSHIP OF HAINESPORT, COUNTY OF  
BURLINGTON, NEW JERSEY, APPROPRIATING THE SUM OF  
\$950,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT  
FUND FOR VARIOUS PROJECTS THROUGHOUT THE  
TOWNSHIP OF HAINESPORT**

The Ordinance published herewith was introduced and passed upon first reading at the regular meeting of the Township Committee of the Township of Hainesport, in the County of Burlington, State of New Jersey, on May 11, 2021. It will be further considered for final passage after public hearing at the regular meeting of the Township Committee to be held at the Municipal Building, One Hainesport Centre, Hainesport, New Jersey 08036 on June 15, 2021 at 7:00 P.M. at which time and place any persons desiring to be heard upon the same will be given an opportunity to be heard. Copies of said Ordinance may be obtained from the Township Clerk.

Date: May 11, 2021

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Paula L. Kosko, RMC  
Township Administrator/Clerk

	Motion	Second	Yes	No	Abstain	Absent
Levinson			X			
MacLachlan	X		X			
Clauss			X			
Montgomery		X	X			
Gilmore			X			

**NOTICE OF FINAL PASSAGE**

**HAINESPORT TOWNSHIP  
ORDINANCE NO. 2021-5**

**AN ORDINANCE OF THE TOWNSHIP OF HAINESPORT, COUNTY OF  
BURLINGTON, NEW JERSEY, APPROPRIATING THE SUM OF  
\$950,000 IN FUNDING FROM THE CAPITAL IMPROVEMENT  
FUND FOR VARIOUS PROJECTS THROUGHOUT THE  
TOWNSHIP OF HAINESPORT**

Notice is hereby given that Ordinance No. 2021-5 as entitled above has been finally adopted on final reading by the governing body of Hainesport Township after a public hearing at a meeting held on June 15, 2021. Said Ordinance shall take effect in accordance with the law.

ATTEST:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Paula L. Kosko, RMC, Township Clerk  
Township Administrator

ACKNOWLEDGMENT OF

APPROVAL BY:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Leila Gilmore  
Mayor of Hainesport Township

	Motion	Second	Yes	No	Abstain	Absent
Levinson						
MacLachlan						
Clauss						
Montgomery						
Gilmore						

Introduced: May 11, 2021  
First Publication: May 14, 2021  
Adoption: June 15, 2021  
Final Publication: June \_\_, 2021

## **PUBLIC NOTICE**

### Township of Hainesport

The Township of Hainesport will hold a public hearing on June 15, 2021 at 7:00 PM in the Municipal Building located at 1401 Marne Highway, Hainesport, NJ 08036. The hearing can also be accessed virtually by following the instructions below:

#### **GoToMeeting**

**Please join the meeting from your computer, tablet or smartphone.**

<https://www.gotomeet.me/Hainesport/june-15-2021-township-committee-meeting>

**You can also dial in using your phone.**

United States: [+1 \(872\) 240-3412](tel:+18722403412)

**Access Code:** 204-589-365

If new to GoToMeeting the application can be downloaded from this link prior to the hearing:

<https://global.gotomeeting.com/install/204589365>

During the meeting public comments will be accepted on the Township's intention to apply for funds from the New Jersey Department of Environmental Protection Green Acres Program.

The Township of Hainesport is preparing a Park Development Application for loan funding in the amount of approximately \$500,000 dollars to improve an existing bituminous path, 581 S.F. pedestrian bridge and upgrades to supporting infrastructure located at the Hainesport Township Municipal Park, 1401 Marne Highway, Hainesport, NJ.

All citizens are encouraged to attend and offer comments at the public hearing or in writing to: Township of Hainesport, Attn: Paula Kosko, Administrator/Municipal Clerk, 1401 Marne Highway, PO Box 477, Hainesport, NJ 08036

**TOWNSHIP OF HAINESPORT**

**RESOLUTION 2021-88-6**

**AUTHORIZE APPLICATION AND EXECUTION OF GRANT AGREEMENT  
WITH THE NJDEP GREEN ACRES LOCAL GOVERNMENT STEWARDSHIP  
PROGRAM**

**WHEREAS**, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

**WHEREAS**, the Township of Hainesport, desires to further the public interest by obtaining funding in the amount of approximately \$500,000 to improve an existing bituminous path, 581 S.F. pedestrian bridge and upgrades to supporting infrastructure located at the Hainesport Township Municipal Park, 1401 Marne Highway;

**NOW, THEREFORE**, the governing body/board resolves that Mayor Leila Gilmore or the successor to the office of Mayor is hereby authorized to:

- (a) Make application for such a loan and/or such a grant,
- (b) Provide additional application information and furnish such documents as may be required, and
- (c) Act as the authorized correspondent of the above-named applicant; and

**WHEREAS**, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

**WHEREAS**, the applicant is willing to use the State’s funds in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

**NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE  
TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HAINESPORT;**

1. That the Mayor of the above named body or board is hereby authorized to execute an agreement and any amendment thereto with the State known as the Township of Hainesport Park Development Project;
2. That, in the event the State’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
3. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
4. That this resolution shall take effect immediately.

## **CERTIFICATION**

I, Paula Kosko, do hereby certify that the foregoing is a true copy of a resolution adopted by the Hainesport Township Committee at a meeting held on the 15th day of June, 2021.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_

	Motion	Second	Ayes	Nays	Abstention	Absent
Levinson						
MacLachlan						
Clauss						
Montgomery						
Gilmore						

**June 15, 2021**  
**7 pm**

The public may electronically submit questions or comments to [pkosko@hainesporthtownship.com](mailto:pkosko@hainesporthtownship.com) or in written letter form to the Clerk's Office at the Municipal Building (can drop in Tax Payment Drop Box as well) no later than 4pm the Monday prior to the Committee Meeting. Name, address and phone or email must be included. Previously submitted questions or public comment shall be read aloud and addressed during the public meeting. Duplicated written questions or comments may be summarized and shall be done consistently.

To eliminate background noise so that all meeting participants can hear, please mute your microphone and remain in listening mode only. The Clerk will place all remote attendees on this platform on mute as well. During public comment period(s), the Clerk will unmute all remote participants. If you do not have a question or comment, please manually re-mute your microphone. The Clerk will manage the remote users for public comments. All remote users must state their name and address at the beginning of his/her public comment.

Should a member of the public that is using the GoToMeeting platform become disruptive, that person will be kept on mute and warned that continued disruption may result in being prevented from speaking or removed from the remote meeting. If time permits, the disruptive individual shall be allowed to speak after all other members of the public have been given the opportunity to speak.

**Remote Access Instructions**

## 1. GoToMeeting

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<https://www.gotomeet.me/Hainesport/june-15-2021-township-committee-meeting>

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**Access Code:** 204-589-365

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/204589365>

## 2. YouTube Live

Tonight's meeting will also be available for live viewing on Hainesport Township's **YouTube Live** channel:

Search on YouTube – Township of Hainesport Live Stream

\*Public questions or comments *will not* be responded to on YouTube Live. Please use the GoToMeeting platform for all remote communication.

The governing body requests that **questions or comments on agenda items be directed to the Administrator/Municipal Clerk by 4pm on the Tuesday of the meeting.** All questions and comments will be considered by the Township Committee and entered into the official minutes of the meeting.

Individuals calling into the phone number or accessing from a computer will be able to fully participate in the meeting. However, all persons calling in will be asked to place their phones on mute unless speaking and being recognized to speak during a Public Hearing or Comments from the Public. A non-public dial in number will be used if executive session is required.