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## HAINESPORT TOWNSHIP COMMITTEE MINUTES

February 14, 2023

6:30 P.M.

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of February 14, 2023 with instructions for internet access was included in a meeting notice sent to the Burlington County Times and Courier Post on January 4, 2023 and advertised in said newspapers on January 6, 2023, and January 10, 2023 respectively posted on the website and the bulletin board in the municipal building on January 4, 2023 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 and is on file in the Office of the Municipal Clerk.

### 1. **FLAG SALUTE**

2. **ROLL CALL** - present were Mayor Clauss, Committeeman Montgomery, Committeeman Levinson, Committeewoman Gilmore and Committeewoman Evans. Also present were Township Clerk/Administrator Paula Kosko and Attorney John Gillespie

### 3. **MINUTES**

#### A. **APPROVAL OF EXECUTIVE SESSION MINUTES OF DECEMBER 13, 2022**

**Motion: Committeeman Montgomery. Second: Committeewoman Gilmore.  
Abstain: Committeewoman Evans. All others yes.**

#### B. **APPROVAL OF REORGANIZATION COMMITTEE MINUTES OF JANUARY 3, 2023**

**Ms. Evans wanted the record to show that she did not oppose the entire resolution 2023-6-1 Appointing Class I Through Class IV Members to the Joint Land Use Board, only the appointment of the Class IV Alternate #4 member.**

**Motion: Committeewoman Evans. Second: Committeewoman Gilmore. All yes.**

#### C. **APPROVAL OF REGULAR COMMITTEE MINUTES OF JANUARY 3, 2023**

**Motion: Committeewoman Gilmore. Second: Committeeman Levinson. All yes.**

### 4. **REPORTS**

A. **Tax Collector** – January 2023

B. **Code Enforcement** – January 2023

C. **Fire Official** – January 2023

D. **Construction** – January 2023

E. **Emergency Services Reports** – December 2022, January 2023

**Motion: Committeeman Montgomery. Second: Committeeman Levinson. All yes.**

**F. NJSP In-Person Report – January 2023 \*\*Moved after Sustainable New Jersey**

## **5. DISCUSSION/PRESENTATION**

### **A. Sustainable New Jersey Program**

**Mrs. Evans** explained that the program was started in 2009. Four hundred and sixty four of the five hundred and sixty four municipalities are registered. The program has given out \$5 million dollars in Grants. She prepared a cost/benefit analysis for the Committee. She feels the benefits are that it is free to participate and once the training is complete and certification obtained we would be eligible for the Grant money. They provide the training and a logo we can use to promote participation. There are point values assigned to certain practices, many of which we already do. On the cost side, there would be some time required by employees and some requirement of money to pay professionals, but it would be hundreds of dollars, not thousands of dollars. She encouraged the other Committee members to consider a resolution for the March Agenda to adopt the Sustainable New Jersey program for Hainesport. There is a mandatory establishment of a “Green Team” of citizens the Township chooses. They may include elected officials, members of the Environmental Committee and possibly someone from the Joint Land Use Board to run the program. **Mayor Clauss** pointed out that we are doing well on meeting the Sustainable New Jersey requirements without being in the program. Mrs. Evans agreed and went through the categories and point ranges. **Mr. Montgomery** asked how many points we currently had. Ms. Evans answered it was hard to say, as there is a range of points awarded for each qualification. She estimated we already have between 60 – 90 points and we need a total of 150 points. Mr. Montgomery clarified with Ms. Evans that we must get the 150 points to have access to the Grant money. Mayor Clauss complimented Ms. Evans on the work she has done to present this program. He said if she wants to pursue the program and be the point person, he has no problem with that. Hainesport Township has always been environmentally proactive and we have always done well. This is just a way of measuring it. He has no problem as long as the cost does not outweigh the benefit. That is always a concern. **Mrs. Gilmore** asked what the Grant money could be used for. Ms. Evans answered that Mt. Holly, who received a Grant in 2016, used their Grant for testing a new pavement material to see if it was better for ground water. That is the only one she was aware of locally. Mr. Montgomery asked how much time this would require of the employees to do all the paperwork involved. Ms. Evans presented Chesterfield’s 10 page application to show what would have to be submitted. We would need to gather our information and put it in the format. He clarified with Ms. Evans that it would be less than one thousand dollars in costs to professionals to fully participate. Mrs. Gilmore asked if Ms. Evans would be doing the project, or the Township employees. She answered that the “Green Team” would be responsible for doing it. She volunteered to be the point person for the “Green Team”. **Mr. Levinson** said he is very comfortable with the idea and would be happy to participate. Mayor Clauss directed Ms. Kosko to produce a resolution for the March Agenda.

**Mayor Clauss** asked the State Police to present their report.

**SSgt. Antenucci**, NJSP – reported that while there have been arrests in the catalytic converter thefts, there are still many groups stealing them throughout the State. Please lock your cars and do not leave valuables in the cars to deter break-ins. The Police are increasing their presence in town.

**B. Mayors Wellness Campaign Grant Award**

**Mrs. Gilmore** announced that Hainesport had won a \$1,000 award for our work with the Mayor's Wellness Campaign. We have a few ideas of how to spend the money. Some suggestions have been getting a nutritionist to demonstrate "no cook" healthy snacks for children after school, and a senior Zumba or line dance class. We are still taking suggestions. We need to send in pictures to show how we use the Grant money. Please let her know if there are any other suggestions. **Mayor Clauss** complimented her on the great job she has done with the Mayor's Wellness Campaign. **Mr. Montgomery** asked about requirements and deadlines. Mrs. Gilmore answered there were ideas listed, not requirements. The deadline is the end of the year.

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

**Louis Lopez**, Mt. Holly resident – asked about resolution 2023-40-2. **Mayor Clauss** said Whirl has done a good job on the park and we are releasing their performance bond. Mr. Lopez agreed that we had done a good job on the park and said that it was nice to be back in Hainesport.

**7. ORDINANCES**

**A. ORDINANCE 2023-1 – To Provide For and Determine the Rate of Compensation of Officials and Employees (First Reading and Introduction)  
(Public Hearing and Final Adoption March 14, 2023)**

**Motion: Committeeman Levinson. Second: Committeewoman Gilmore. All yes.**

**B. ORDINANCE 2023-2– To Exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank (N.J.S.A. 40A:4-45.14) (First Reading and Introduction)  
(Public Hearing and Final Adoption March 14, 2023)**

**Mr. Montgomery** clarified that this Ordinance is done every year.

**Motion: Committeeman Levinson. Second: Committeewoman Evans. All yes.**

**8. 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 2023-36-2 – Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission**

B. **RESOLUTION 2023-37-2** – Authorizing Award of a Non-Fair and Open Contract for Computer and Network Maintenance Services

C. **RESOLUTION 2023-38-2** – Authorizing Aerial Larvicide Application

**Mr. Montgomery** questioned how and when we would be notified of the spraying dates. **Ms. Kosko** replied that the county notifies us by email of the specific date. We share that information on our website, it goes out on email blast and it is on the app. We provide the link to the County's website where it explains all the details.

D. **RESOLUTION 2023-39-2** – Release of Retainage and Authorization of Payment No. 3 to Whirl Construction, Inc. for the Municipal Park Complex Phase VII Park Playground Project

**Mr. Montgomery** asked if the problem with the runoff and replanting the dead trees had been resolved. **Ms. Kosko** answered yes, our Planner has signed off on the outstanding issues and we have a 2 year maintenance bond from Whirl.

E. **RESOLUTION 2023-40-2** – Authorizing Release of a Performance Guaranty and Acceptance of Maintenance Bond for Whirl Corporation, Inc. for Phase VII Municipal Park Playground Project Improvements

F. **RESOLUTION 2023-41-2** – Closing Municipal Complex Fields on Certain Dates

G. **RESOLUTION 2023-42-2** - Authorizing Transfers of Funds During the Last Two Months of the Current Fiscal Year and the First Three Months of the Subsequent Year

**Motion: Committeewoman Gilmore. Second: Committeeman Levinson. All yes.**

## 9. RESOLUTIONS

A. **RESOLUTION 2023-43-2** – Rejecting Paparone Builders Request for Release of Performance Guaranty for Reserve at Creekview Project

**Motion: Committeeman Levinson. Second: Committeewoman Gilmore. Abstain: Committeeman Montgomery. All others yes.**

B. **RESOLUTION 2023-44-2** – Award Contract for Ark Road Resurfacing Project

**Motion: Committeewoman Gilmore. Second: Committeeman Levinson. All yes.**

C. **RESOLUTION 2023-45-2** - Memorializing the Submission of NJDEP HDSRF Grant Application for Former Paul's Tank Cleaning Site at Block 96, Lot 1.07 and Formerly 1225 Industrial Boulevard

**Motion: Committeeman Montgomery. Second: Committeewoman Evans. All yes.**

## 10. BUSINESS

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

B. **Approval of Mobile Home Park License**

**2023-01** – Haines Mobile Home Community (Formerly Goss)

**Mr. Montgomery** asked if this could be considered as part of the affordable housing commitment. **Mr. Gillespie** answered affordable housing will be discussed in closed session. This is simply a licensing issue.

**2023-02** – Russlyn Mobile Home Park

**C. Approval of Charitable Clothing Bin License**

**2023-01** – Ameritex Industries

**2023-02** – Better World Books

**2023-03** – Turnkey

**2023-04** – Planet Aid

**D. Approval of Video/Pinball License**

**2023-01** – Dunleavy's

**2023-02** – Tavern & Table

**Motion: Committeewoman Gilmore. Second: Committeeman Levinson. All yes.**

**11. CORRESPONDENCE**

A. Joint Land Use Board 2022 Annual Report

**Motion: Committeewoman Gilmore. Second: Committeeman Levinson. All yes.**

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

**Jim Prescavage**, 51 Easton Way – congratulated Leila and Anna on winning the election. He reminded the Committee that his house burned down almost a year ago and asked for updates with the consulting firm evaluating the Fire and EMS Departments. **Mayor Clauss** said the preliminary report is in. It would be premature to speak on it right now, but we will seriously consider the recommendations. Mr. Prescavage asked if the hydrants had been updated. Mayor Clauss answered that all the hydrants in Hainesport Chase have been updated to the Universal thread and we hope American Water will update the rest in town as well. He also said that there are more drivers for the fire trucks, but volunteerism remains a challenge. Mr. Prescavage said his house is in the process of being rebuilt.

**Louis Lopez**, Mt. Holly resident – gave Anna Evans flowers and wished her Happy Valentine's Day. He asked for the opinion about the warehouse on the Mt. Holly Bypass. **Mayor Clauss** said in his opinion, he thinks it is good thing for our town. It may or may not be the popular opinion; there are less than 20 people in town that publically speak against it, but we represent over 6,000 people and most do not have an issue with it. It is a good ratable and has minimum impact on our town. People question whether the other warehouse on Route 38 is open. It is fully open, it has had

zero impact on our town and zero traffic. He supports the warehouses and is very happy that we have these projects to offset and lower the tax rate for our residents. Mr. Lopez asked Mayor Clauss to say “hi” to Lee Schneider for him. He congratulated Anna. He said he comes to the meetings and records them here, Lumberton and the MUA to learn. He asked for the system used for the hard of hearing. **Ms. Kosko** asked him to send her an email and she will have the answer by then.

**Susanne Bellina**, 17 Thackery - asked about having backyard hens with less than an acre of land. She has researched the issue and realizes it is not cheaper than buying eggs at the store. She would still like to have them for other reasons. They reduce food waste, eat insects and teach responsibility to her children. Many neighboring towns have changed their laws to allow backyard hens on less than an acre, including Marlton, Mt. Laurel and Lumberton. She would like Hainesport to change its ordinance as well. **Mayor Clauss** thanked her for her presentation. He said he grew up on a farm and he personally has no problem with hens. However, some neighbors might not want the problems that come with hens including vermin, other wild animals such as fox and the smell. He will discuss it with the Committee, but permission from neighbors would have to be part of it. **Mr. Montgomery** clarified that Ms. Bellina is asking for the required acreage to be lowered in our ordinance and that this is only for eggs – no slaughtering of chickens. She confirmed. **Mr. Levinson** said it can be a good learning experience for children and if it is done right, it would not be a problem.

**Judy MacDonald, 117 Masons Woods Lane and Charlotte Mason, 104 Lumberton Road** also support having chickens in their yards with less than an acre of land.

**Debra Harris**, 7 Elsinore Drive – said she was happy to see Sustainable New Jersey on the Agenda. There is legislation at the State level to incentivize tax credits for existing warehouses to install solar panels on their roof tops. Sustainable New Jersey could potentially act as a bridge for Hainesport in providing additional grant money for that type of project. She also, again, encouraged the Committee to incorporate New Jersey’s State Planning Commission guidelines for locating warehouses into our Master Plan. Doing so will make sure that when we have a proposal for a fifth warehouse, we have some preemptive measure to deal with this. We have started a “Stop the Sprawl” coalition. We are attending the Joint Land Use meetings and monitoring the Agenda to make sure there is not another situation where Hainesport farmland is declared an Area in Need of Rehabilitation, designated for redevelopment, then rezoned industrial, thus paving the way for the Marne Highway warehouse development. Redevelopment instead of Rehabilitation is a bait & switch. The Coalition is not aware of any Hainesport residents working in the warehouses. She asked if it is worth it to give a gym floor to the school. She asked why the Hainesport Education Fund could not provide the school a new gym floor with their donations. She said the ladies in Tranquility Salon wanted the Committee to know they want their Wawa to stay. **Mr. Levinson** asked if she had concerns about other locations for warehouses in town. She replied she was concerned, but they are already approved at this point. Mr. Levinson clarified with her that there was no more “sprawl”. She answered not right now. **Mayor Clauss** pointed out that we were past the 5 minutes of discussion. He added that we reached out and tried to keep the Wawa, but it is not the model of store they want to continue with. They want to have the stores with the gas stations. Any implication that we do not care about the Wawa closing is wrong. They will be putting it up for sale. He also commented on the warehouses. There is no problem with warehouse traffic. The new warehouse is part of the tax base, but the other one is on the PILOT program that allows us to assist the school. The twin warehouses are going to clean up an environmentally contaminated

area. Ms. Harris stated that they really were not cleaning anything up just covering it with asphalt.

### 13. COMMENTS FROM THE ADMINISTRATOR

**Ms. Kosko** stated she and the CFO have been working on the budget and hope to present it at the next meeting. We will meet with the Finance liaisons first. The 2023 municipal calendar is currently available digitally on our website and will be mailed out next week. We had a status meeting with the Public Safety Institute on the EMS/Fire evaluation. We should have a final report in 6 – 8 weeks. She thanked Tara for reaching out and getting some pricing for the hockey rink project. The hockey rink resurfacing is next on our priority list for municipal park projects.

As to warehouses, she attended the state DCA's 2 hour webinar and she has printed out their guidance document. She was pleased to learn that Hainesport Township officials have done a good job of following their recommendations without even knowing it. Most likely due to the guidance of our professionals and the developers themselves. They are concerned about infrastructure on roads with warehousing. She inquired if there are equal concerns about road infrastructure being affected with all the market rate and affordable housing being built. She has yet to get a response, but will continue to ask that question. She will share the PowerPoint from the webinar and DCA's Warehouse Siting Guidance with the Committee. **Mayor Clauss** commented that he thinks you get more traffic with housing than a warehouse. He thanked her for her presentation.

### 14. COMMENTS FROM THE SOLICITOR

**Mr. Gillespie** said he would reserve some of his comments until next month. He advised that the chicken issue would need to be addressed in an ordinance and suggested that roosters only be allowed "conjugal visits".

### 15. COMMENTS FROM THE COMMITTEE

**Committeewoman Evans** – said she has done training through NJLM and Bowman on elected official orientation, budget matters and the New Jersey statutes. As liaison to the Burlington County Commission, she has attended two of their meetings. She is keeping office hours at the municipal building Tuesday afternoons from 2pm – 4pm. She had four people come in today. She is excited for the Sustainable New Jersey project and will do her best to make it a success. She wished all a Happy Valentine's Day.

**Committeeman Levinson** – wanted to make some points regarding Hainesport and our cost expectations. He listed some cost increases to the Township: the 22% increase in State Health Benefits, the 9.26% increase in Burlington County Solid Waste, a request for a million dollar fire engine, an ambulance retrofit for \$165,000 and if we have to hire fire and EMS personnel, it could cost as much as \$100,000 a year. Three people are needed to operate a rig and the firehouse would need to be upgraded. The businesses in town paying taxes really help out with our expenses that keep going up. Please support the Hainesport businesses any way you can. He commended our professionals for keeping our municipal tax rate down. There are

currently only five municipalities that do better than we do. They have smaller populations and large business bases. The more contributions we get from business, the less residents have to pay.

**Committeewoman Gilmore** – thanked everyone for attending. She said she had chickens on her farm, so she has experience with them. She also attended the Bowman and New Jersey statutes training. The employees also take part in many educational seminars and training events to keep up to date. The Recreation Department collected 100 shoebox donations for the homeless through the Have a Heart program. Earth Day will be April 22<sup>nd</sup>. Please download the app.

**Committeeman Montgomery** – thanked Mr. Levinson for going over the expenses. It is important to grow our business base to help pay the taxes. He also attended the Bowman seminar and others throughout the year. Earth Day is coming up and so is our 5K run on June 3<sup>rd</sup>, so start training now. He was sorry to hear about the catalytic converter thefts and the purse being stolen out of a car at the park. Please put valuables in the trunk.

**Mayor Clauss** – thanked everyone for coming. He reported the loss of former Mayor Patricia Wolfington. She was an amazing woman. She was an advocate from an early age. She wrote a letter to President Eisenhower about his success in the war. He wrote her back and it was published in the Stars & Stripes. She was instrumental in widening the highway in town and funding our Police Department. She got to meet Nancy Reagan when she came to Medford Township. He was lucky to get to know her. She was the first woman Mayor of Hainesport. She made exceptional contributions for the whole town.

## 16. BILL LIST

**Ms. Kosko** asked that the bill for Mark 1 Restoration be removed from the list at this time.

**Motion: Committeewoman Gilmore. Second: Committeeman Levinson. All yes.**

## 17. EXECUTIVE SESSION

**A. RESOLUTION 2023-45-2** – Resolution to Enter into Executive Session

1. Potential Litigation

**Motion: Committeeman Montgomery. Second: Committeewoman Gilmore. All yes.**

**Motion to re-enter regular meeting**

**Motion: Committeeman Montgomery. Second: Committeewoman Gilmore. All yes.**

## 18. ADJOURNMENT @ 8:20 P. M.

**Motion: Committeewoman Gilmore. Second: Committeeman Levinson. All yes.**



Respectfully Submitted,  
*Paula L. Kosko*  
Administrator/Municipal Clerk

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

**Township Committee Meeting**  
**February 14, 2023**  
**6:30 pm**

The public may electronically submit questions or comments to [pkosko@hainestownship.com](mailto:pkosko@hainestownship.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.

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