

HAINESPORT TOWNSHIP COMMITTEE MINUTES

**June 13, 2017
7:00 P.M.**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of June 13, 2017 was included in a meeting notice sent to the Burlington County Times and Courier Post On January 10, 2017 and advertised in said newspapers on January 12, 2017, respectively posted on the bulletin board in the municipal building on January 10, 2017 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. CALL TO ORDER by Mayor Porto at 7:00 p.m.

2. FLAG SALUTE

- 3. ROLL CALL** – present were Committeewoman Gilmore, Committeeman Fitzpatrick, Deputy Mayor Masciocchi and Mayor Porto. Also present were Clerk Amy Cosnoski, Solicitor John Gillespie and Township Administrator Paula Kosko. Committeeman Dickinson was not in attendance.

4. MINUTES

A. APPROVAL OF REGULAR COMMITTEE MINUTES OF MAY 9, 2017

Motion: Committeeman Masciocchi. Second: Committeewoman seconded the motion with the stipulation that there was a correction made to the minutes. All yes.

5. REPORTS

A. Tax Collector – May 2017

B. Code Enforcement – May 2017

C. Fire Official – May 2017

D. Construction – May 2017

Motion to approve the reports and spread the Tax Collector's report across the minutes: Committeewoman Gilmore. Second: Committeeman Masciocchi. All yes.

6. DISCUSSION/PRESENTATION

A. HITCO Project Update/HDSRF Application

Richard Britton of Whitman Company gave an extensive presentation concerning the work that has been done on the HITCO Property on Route 38 and Creek Road. He noted that Whitman has been working on that property since 2005. Mr. Britton told the audience and the committee about the various chemicals that were present on the property and the two most obvious chemicals were trichloroethene and tetrachloroethene. These chemicals have basically been contained in an area that is not extremely large. The good thing about the surrounding properties is that the residents have city water. Mr. Fitzpatrick asked how much longer this would take and Mr. Britton said it would probably take another 3 or 4 months for this next phase. Mr. Fitzpatrick suggested that the committee put together a two member sub-committee to meet with the various individuals to discuss and understand because this is obviously a large issue. Mayor Porto said he agreed and asked Mr. Britton when this property would be available to be marketed. Mr. Britton said his best guess would be January 2019. Mrs. Gilmore volunteered to be on the sub-committee along with Mr. Fitzpatrick.

Motion to create a sub-committee: Committeeman Fitzpatrick. Second: Committeewoman Gilmore. All yes.

7. **ORDINANCES**

A. **ORDINANCE 2017-4** – Provide For and Determine the Rate of Compensation of Officials and Employees of the Township of Hainesport

Mayor Porto asked that the ordinance be tabled until after Executive Session in order for the committee to discuss it.

Motion: Committeeman Fitzpatrick. Second: Committeeman Masciocchi. All yes.

8. **RESOLUTIONS**

A. **RESOLUTION 2017-101-6** – Authorize Renewal of Liquor Licenses in Hainesport Township

Motion: Committeeman Fitzpatrick. Second: Committeewoman Gilmore. All yes.

B. **RESOLUTION 2017-102-6** – Hire Summer Recreation Help

Motion: Committeewoman Gilmore. Second: Committeeman Masciocchi. All yes.

C. **RESOLUTION 2017-103-6** - Confirming Employment for Seasonal Public Works Employees

Motion: Committeewoman Gilmore. Second: Committeeman Masciocchi.
All yes.

- D. **RESOLUTION 2017-104-6** – Award Contract for Lawncare and Field Maintenance of Hainesport Recreation Complex, Hainesport Chase Park, Hainesport Township Public Park, and Rancocas Heights/Samuel H. Robins Park

Mr. Fitzpatrick asked if this resolution could be tabled until he had more time to go over it.

Motion: Committeeman Fitzpatrick. Second: Committeewoman Gilmore.
All yes.

- E. **RESOLUTION 2017-105-6** – Purchase of Lawn Mower for the Public Works Department

Motion: Committeeman Fitzpatrick. Second: Committeewoman Gilmore.
All yes.

- F. **RESOLUTION 2017-106-6** – Establishing a Contact Person for the Employment Practices Liability Attorney Consultation Service Burlington County Municipal Joint Insurance Fund – Paula L. Kosko

Motion: Committeeman Masciocchi. Second: Committeewoman Gilmore.
All yes.

Mr. Fitzpatrick asked our attorney Mr. Gillespie if he was allowed to vote on this resolution and was answered in the affirmative.

- G. **RESOLUTION 2017-107-6** – Authorizing Lien for Property Maintenance Expenses for Property Located at 1203 Washington Street

Motion: Committeewoman Gilmore. Second: Committeeman Fitzpatrick.
All yes.

- H. **RESOLUTION 2017-108-6** - Authorizing Lien for Property Maintenance Expenses for Property Located at 10 Maple Lane

Motion: Committeewoman Gilmore. Second: Committeeman Masciocchi.
All yes.

- I. **RESOLUTION 2017-109-6** – Governing Body Certification of the Annual Audit

Mayor Porto noted that, again, Hainesport Township had no findings with their annual audit.

Motion: Committeeman Fitzpatrick. Second: Committeeman Masciocchi.
All yes.

- J. **RESOLUTION 2017-110-6** – Acknowledging Budgetary Commitment for Volunteer Fire Fighting Services

Motion: Committeewoman Gilmore. Second: Committeeman Masciocchi. All yes.

- K. **RESOLUTION 2017-111-6** – Authorizing Discharge of Mortgage for Affordable Housing Contribution

Mr. Gillespie asked Mr. Masciocchi to ask for this resolution and that Mayor Porto not vote on it.

Motion: Committeewoman Gilmore. Second: Committeeman Fitzpatrick. Mayor Porto abstained. All others yes.

- L. **RESOLUTION 2017-112-6** – Authorizing the Application for a Supplemental Grant from the Hazardous Discharge Site Remediation Fund Public Entity Program Through the New Jersey Economic Development Authority and the Department of Environmental Protection

Motion: Committeeman Masciocchi. Second: Committeewoman Gilmore. All yes.

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

Anna Evans, 63 Parry Drive – asked the gentleman that gave the HITCO presentation for his name and the name of the company he gave the presentation for. She asked how much the most recent grant was for and was told that it is for \$153,000. Mrs. Evans thanked the public for voting for Edith Darnold and herself in the recent election and also said it was a very divisive election as well as the last general election. She went on to say it was not good for the township and had a suggestion that might help it. Her suggestion was to change our election schedule to one like Mount Holly or Moorestown. They only have elections every two years and she thinks that would be good for Hainesport Township and would also save money.

Jennings Black, 2505 Elm Avenue – said that the DEP honored him with a visit to their property and said there is a possibility that he may be able to build a small garage on his property. He thanked the committee and anyone else who had anything to do with him being able to build the garage. Another issue Mr. Black mentioned was the problem with the creek. He complained about the film on it and said it has not gotten any better. There are times when there is no film but other times when there is. He said the neighborhood is still dealing with the problems with 311 Pennsylvania Avenue. The police are there all the time and nothing is getting any better. Mr. Black said the situation at 2309 Spruce Avenue has improved and he would like to thank whoever had anything to do with it.

Kathy Parker, 1819 Creek Road – asked if the resolution 2017-104-6 was the one that was tabled and was answered yes. She asked why the Public Works men couldn't take on the lawn care and maintenance and/or hire someone else to take this on. She said she knows they are overwhelmed and over worked but maybe they could hire another person for the job. Mr. Fitzpatrick told her there are certain licenses that have to be had in order to do the lawn care and maintenance. Mrs. Parker asked what the summer recreation help was hired for and was told by Mayor Porto that it is for the Summer Recreation Program for the children of Hainesport Township.

10. COMMENTS FROM THE ADMINISTRATOR

Ms. Kosko said she was proud to announce, as Mayor Porto had already announced, that Hainesport Township is in 100% compliance with applicable laws, regulations and no weaknesses regarding internal controls for our 2016 audit. She commended the CFO and the finance assistant. She also commended Donna Kilburn of the Finance Office for successfully applying for and receiving the 2017 Clean Communities Grant. Hainesport was awarded \$14,396. Great job! Ms. Kosko has set up a meeting with Lt. Flarrity and Trooper Storm of the Bordentown State Police for next week to discuss traffic concerns and issues, parking concerns and anything else that pertains to Hainesport Township and law enforcement. She said she will definitely bring up the issue of 311 Pennsylvania Avenue. Ms. Kosko said tonight is the last meeting for the Hainesport Township Clerk, Amy Cosnoski. She thanked her for her valuable support during the last several months; she is a great mentor and leader and Ms. Kosko has learned a lot from her. Ms. Cosnoski has assured her that she will continue to be there for them as they move on. The employees and the committee presented her with flowers to thank her for her past service. Ms. Cosnoski thanked Hainesport for the opportunity to help them during this transition and she reiterated that the employees are amazing and have been very helpful. She also said that Hainesport Township is in very good hands with Ms. Kosko and the rest of the staff. She is only a phone call away.

11. COMMENTS FROM THE SOLICITOR

Mr. Gillespie said that Mr. Britton had stated that the completion date for the HITCO property could be January of 2019 for mediation but he would like the committee to know that we might not want to wait until then. Whatever developer is going to take over is going to want to do their own remedial action. They are not going to want to go to closing without their own people having certified the information Mr. Britton will have given them. He thinks the idea of a sub-committee is very helpful because the township committee will have a little more direct involvement in seeing where this progresses. Maybe sometime at this point next year we may be in a better position of knowing whether it's going to be January or a date earlier. Remember it is in a re-development zone so it's not governed by the local land and building law where you have to auction it off to the highest bidder. The township can put it out for both RFP's to see what someone thinks they can do with that property if it's properly

remediated, if that meets the township's vision how to best adaptively reuse that property. Then they may be able to come up with a price that works for the township. Mr. Gillespie said the township may want to see what the vision Hainesport has for the property. Sometimes the market disagrees with what the government thinks is the best way to use the property. He addressed Mrs. Evans comment about elections and how Mount Holly and Moorestown are staggered. That is the function of the form of government and they are under the Faulkner Act which is Council/Management forms of government. The only way to stagger the election would be to do a charter study commission, have the commission to recommend the change. Somehow you would have to change the form of government to eliminate the way elections are held now. The only other thing Mr. Gillespie wanted to say is about Mr. Black's comments about getting DEP's cooperation; since no one took credit for it he would be happy to do that. Everybody laughed.

12. COMMENTS FROM THE COMMITTEE

Committeewoman Gilmore said it was a busy month since the last meeting. She attended a service honoring Bob Shinn, a former mayor of Hainesport Township, former Freeholder, Assemblyman and local resident. They named a boat after him; a research vessel. It was a very nice ceremony and he was well honored. Mrs. Gilmore said on the 17th she and Ms. Kosko attended a memorial service for the veterans which was very touching. Then on the 29th there was the memorial service at the township building and was very well attended. The pastor from the Harbor Baptist Church was there along with the choir and they sang a beautiful acapella rendition of the national anthem. Bob Smyth from Congressman MacArthur's office was also there to speak. Mrs. Gilmore attended another ceremony at the county level on the 30th. This was again a memorial service for the veterans and was very nice. She wished all the fathers a happy Father's Day and also a happy Fourth of July since we will not have a meeting before then. She also congratulated the township on the audit.

Committeeman Masciocchi commented on the fact that a few meetings ago we sent a letter to the Mount Holly MUA regarding our sewer rates and asking why they are so much higher than Mount Holly residents' rates. Lumberton has already taken action to challenge their rates. Since we never received a response from the MUA we may want to inquire with Lumberton and join forces with them to challenge as to how we are being billed. Mr. Masciocchi said this may not be the time but down the road we may have to consider our own police department. He said he is not an alarmist but our State Police are stretched out to their maximum ability. The crime rate is going up in Burlington County. We should be prepared for that and we should take steps. At almost every meeting there is a grant for this and a grant for that and he feels there are grants out there that may be able to help the township start up a police department.

Committeeman Fitzpatrick stated that he wanted to address the annual audit. It is something that comes up every year. It is something we have been lucky about to

have no blemishes on the annual audit thanks to Donna Kilburn and also to our CFO Dawn Emmons. This is about the tenth or eleventh year that the township has not had a blemish on our audit. He thinks that Dawn needs a shout out to say thank you. Sometimes she doesn't get the accolades that she deserves because she isn't in the building every day. Other towns are not getting the same audits as we are. Mr. Fitzpatrick thanked Amy Cosnoski for coming to Hainesport for the time that she did. Hanging in here during a very tumultuous time that we had here in Hainesport was very commendable. Mr. Fitzpatrick said he is very thankful to her that she did what she did.

Mayor Porto also thanked Amy Cosnoski for her service to our township. She went above and beyond his expectations and truly gave everything she could. She has been an excellent transition clerk with Ms. Kosko and he is very proud of what he is seeing already. Mayor Porto said we have a really good team here and an amazing Finance Office. He pointed out that this Memorial Day gave our township the respect that is due for the holiday. He congratulated all the candidates for public office. He invited them to do what they think is right.

13. **BILL LIST**

Ms. Kosko requested that the committee pull Command Company Incorporated from the bill list. She will be presenting a resolution to the committee concerning the last payment for the Pickle Ball Court.

Mr. Fitzpatrick abstained from 17-00410, 17-00473 and 17-00476.
Committeewoman Gilmore voted yes. Committeeman Masciocchi voted yes.
Committeeman Fitzpatrick voted yes except for the ones he abstained from. Mayor Porto voted yes.

14. **EXECUTIVE SESSION**

A. **RESOLUTION 2017-113-6** – Resolution to Enter into Executive Session

1. Real Estate, Personnel

Motion: Committeeman Fitzpatrick. Second: Committeewoman Gilmore.
All yes.

Motion to reenter Open Session: Committeeman Fitzpatrick. Second:
Committeeman Masciocchi. All yes.

ORDINANCE 2017-4 – Provide For and Determine the Rate of Compensation of Officials and Employees of the Township of Hainesport

Motion: Committeewoman Gilmore. Second: Committeeman Masciocchi. All yes.

Motion to Authorize Auction of Municipal Property at the Value Established by the Assessor on Block 93, Lot 1

Motion: Committeeman Masciocchi. Second: Committeewoman Gilmore. All yes.

Motion to Authorize Solicitor to Negotiate for Acquisition of Property on Terms That Were Discussed in Executive Session Including the Signing of a Letter of Attempt on Behalf of the Township.

Motion: Committeeman Masciocchi. Second: Committeewoman Gilmore. All yes.

Motion to adjourn: Committeewoman Gilmore. Second: Masciocchi. All yes.

15. ADJOURNMENT @ 8:55 P. M.

Respectfully submitted,

Amy P. Cosnoski, RMC

Township Clerk