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HAINESPORT TOWNSHIP COMMITTEE MINUTES

**June 11, 2019
7:00 P.M.**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of June 11, 2019 was included in a meeting notice sent to the Burlington County Times and Courier Post On January 4, 2019 and advertised in said newspapers on January 6, 2019, and January 7, 2019 respectively posted on the bulletin board in the municipal building on January 7, 2019 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 Masciocchi at 7:00 P.M.

2. **FLAG SALUTE**

3. **ROLL CALL** - present were Mayor Masciocchi, Committeewoman Gilmore, Committeewoman Schneider arrived at 7:05, Committeeman Costa and Committeeman Clauss. Also present were Township Clerk/Administrator Paula Kosko and Attorney Jose Calves.

4. **MINUTES**

A. APPROVAL OF REGULAR COMMITTEE MINUTES OF MAY 14, 2019

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

5. **REPORTS**

A. Tax Collector – May 2019

B. Code Enforcement – May 2019

C. Fire Official – May 2019

D. Construction – May 2019

E. Emergency Services Reports – May 2019

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

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

Catherine McNelis, 407 Bischoff Avenue – questioned resolution K. She said she is a little surprised that they are doing this because they already have redevelopment signs all over the place. She wondered if anyone on the Planning Board ever looks because one third of Hainesport is parks and recreation. Then you look at how many houses we have, which is about two square miles of houses. That leaves about a mile left for commercial. For some reason Hainesport seems to think that every inch of property has to have something on it. If you can't get commercial, they have to put houses on it. For example, twenty houses on seven acres on Bancroft. Ms. McNelis said the township had at least one company that wanted to come in to put strip stores in and were turned down because of the drainage issue. So that never happened. Then it was going to be thirty-eight town houses and that didn't happen. We have so many houses and so many kids and we have nothing left to get any tax help. She said we really need to save the available land for commercial businesses. Mayor Masciocchi said that the developments that Ms. McNelis is talking about were already in place when this committee took office. The project that she is referring to was approved before any of the present committee members were in office. He said he understands her concern. Mr. Costa said he thinks they all agree with her about the situation. This decision was made about twenty five years ago when Quaker Group came into the township. They received a zoning use change and it was changed from commercial to residential. They were going to put up low-income housing townhouses and the township made a deal to convert the low-income housing to townhouses. Ms. McNelis said that is not what she is talking about now. She is talking about what we still have left. For instance, when Mr. Diamantis did not want to have office commercial behind him, he wanted to have senior citizens there and the township agreed to it. Mr. Costa said the good news is that senior citizens would not affect the schools and would still be a tax ratable. Ms. McNelis said she just wishes the township would think about this. Mayor Masciocchi interjected that they are getting away from the things that are on the agenda.

Luis Lopez, Mt. Holly resident – asked for clarification for resolutions F and L. Mayor Masciocchi explained that resolution F approves one of our firemen to become a member of the NJ Firemen's Association and resolution L is self-explanatory: it accepts a grant from a program. Mr. Lopez also asked about ordinance 2019-4; if it is for a month or for the year. Ms. Kosko confirmed that it is for the year.

7. ORDINANCES

- A. **ORDINANCE 2019-4** – Provide for and Determine the Rate of Compensation of Officials and Employees of the Township of Hainesport (**Public Hearing and Final Adoption**)

There were no public comments for the ordinance.

Motion: Committeeman Clauss. Second: Committeewoman Schneider. All yes.

- B. **ORDINANCE 2019-5** – Amending the Construction Codes, Uniform (**First Reading and Introduction**) (**Public Hearing and Final Adoption July 9, 2019**)

Motion: Committeeman Costa. Second: Committeeman Clauss. All yes.

8. RESOLUTIONS

Mayor Masciocchi asked for a motion to amend the agenda to add two resolutions: 2019-109-6 and 2019-110-6.

Motion: Committeewoman Schneider. Second: Committeeman Clauss. All yes.

- A. **RESOLUTION 2019-96-6** – Authorizing Lien for Property Maintenance Expenses for Property Located at 1203 Washington Street

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

- B. **RESOLUTION 2019-97-6** – Authorized Renewal of Liquor Licenses

Motion: Committeewoman Schneider. Second: Committeewoman Gilmore.

Mr. Costa abstained. All others yes.

- C. **RESOLUTION 2019-98-6** – Hire Summer Recreation Help

Motion: Committeeman Clauss. Second: Committeewoman Schneider. All yes.

- D. **RESOLUTION 2019-99-6** – Confirming Employment for Seasonal Public Works Employees

Ms. Kosko said she had left the employee hires blank because she did not conduct the interviews until after the agenda was prepared. She is requesting the committee hire Clifford Allison, III and she is still conducting interviews and would like the committee to allow her to make the second hire and retroactively approve the hire at the next meeting. This would enable the new hire to start work before the July meeting.

Motion: Committeeman Costa. Second: Committeeman Clauss. All yes.

- E. **RESOLUTION 2019-100-6** – Acknowledging Budgetary Commitment for Volunteer Fire Fighting Services

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

- F. **RESOLUTION 2019-101-6** – Approve Fireman Into the NJ State Firemen's Association

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

- G. **RESOLUTION 2019-102-6** – Authorizing the Award of a Lease Contract for Copy Machines

Motion: Committeewoman Schneider. Second: Committeeman Clauss. All yes.

- H. **RESOLUTION 2019-103-6** – Authorizing Execution of Developer’s Escrow Agreement

Motion: Committeewoman Gilmore. Second: Committeeman Clauss. Mr. Costa abstained. All others yes.

- I. **RESOLUTION 2019-104-6** – Authorizing the Execution of a Memorandum of Understanding with The American Red Cross

Motion: Committeewoman Schneider. Second: Committeewoman Gilmore. All yes.

- J. **RESOLUTION 2019-105-6**- Authorizing Contract for Change in Payroll Plan

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

- K. **RESOLUTION 2019-106-6** - Authorizing and Directing the Joint Land Use Board to Cause a Preliminary Investigation to be Made Pursuant to the New Jersey Local Redevelopment and Housing Law, as to Whether Certain Properties Within the Township of Hainesport Qualify as a Non-Condemnation Redevelopment Area” in Accordance with the Criteria Set Forth in the Statute

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

- L. **RESOLUTION 2019-107-6** – Accepting a 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: Committeewoman Gilmore. Second: Committeewoman Schneider. All yes.

- M. **RESOLUTION 2019-108-6** - Authorizing Lien for Property Maintenance Expenses for Property Located at 15 Bancroft Lane

Motion: Committeewoman Schneider. Second: Committeeman Clauss. All yes.

- N. **RESOLUTION 2019-109-6** – Resolution to amend the adopted budget for additional items of revenue and offsetting appropriation (Chapter 159)

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

- M. **RESOLUTION 2019-110-6** – Resolution to amend the adopted budget for additional items of revenue and offsetting appropriation (Chapter 159)

Mayor Masciocchi asked for clarity of the two added resolutions and Ms. Kosko explained that the first one is for the 2019 Clean Communities Grant at \$15,419, and the second one is for \$250,000 NJDOT Grant for Bancroft Drive.

Motion: Committeewoman Gilmore. Second: Committeeman Costa.

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

Catherine McNelis, 407 Bischoff Avenue – reiterated that the property at Creek Turn Pottery could have been turned into commercial properties and is being turned into a park and only about three acres of twenty-eight will be available for commercial. She said the township really has to look before the land turns into houses. Mayor Masciocchi said they do look into things before they vote for various projects. He agreed with Ms. McNelis that we need to develop more commercial properties. In Mt. Laurel they just put a new gas station and store that could have been in Hainesport. Ms. Schneider asked which committee suggested we have an Economic Development Committee and Ms. McNelis said it was the previous committee. They said they were having one and nothing came of it so far. She mentioned that the township needs more businesses to be in Hainesport. Ms. McNelis asked who owns the extra liquor license in Hainesport that is not being used right now and Ms. Kosko told her it is owned by Rancocas Lakeside, LLC.

Luis Lopez, Mt. Holly – asked when the next movie night would be and Ms. Kosko apologized that she did not have that information right now. She did say there were going to be two movie nights. She thinks one will be in August and the other in September. Mr. Lopez then asked when the Starbucks would be open and was informed that it is not in Hainesport. It is in Lumberton.

10. COMMENTS FROM THE ADMINISTRATOR

Ms. Kosko said the hockey rink damage has been repaired and is now open for use. She said Hainesport did not receive the National EPA Brownfields program grant that we applied for. That was a \$300,000 national grant. She said she would like to take another shot at it next year. There will be a pre-construction meeting tomorrow with our engineers and the paving company for the Phillips Road project. Road construction is slated to begin the week of July 8th. The company will be notifying the residents at least seven days before the project begins. There will also be message boards on either end of the road notifying the people about the construction. Ms. Kosko said she recently learned that the township is eligible to apply for two, New Jersey Department of Transportation Municipal Aid Grants. We have only been applying for one and as they may recall, she intended to seek their authorization to move forward on a specific project; most likely Ark Road. She asked if the committee would authorize her to begin grant work on doing a Phase 2 grant request for Bancroft Road. The Bancroft Road project engineers estimate was approximately \$520,000. The 2019 grant that we received, which they just authorized, is only for \$250,000. In essence, the plan was to defer the project to next year to put in the budget the remaining balance. In addition to the \$50,000 the committee authorized in the capital budget for the storm water pipe lining, there is a balance. There is an opportunity for the township to apply for the second part of this Bancroft project and request a melding of the two grant projects. She requested authorization to proceed

with this grant as the primary application and a second grant application for Ark Road improvements. The committee members all agreed to give Ms. Kosko the authorization. Ms. Kosko concluded that she recently sent out an RFP to our three engineers for estimates as well as the cost for the engineer's work for Hainesport's 2019 Road Improvement Program which includes Parry Drive and Merion Way.

11. COMMENTS FROM THE SOLICITOR

Mr. Jose Calves, who was covering for John Gillespie, thanked the committee for making this meeting easy for him.

12. COMMENTS FROM THE COMMITTEE

Mr. Costa – said everyone seemed to have a great time at Hainesport Day, he said he did. He even got to play his guitar a little bit and some of the people sang along with him.

Mrs. Gilmore – thanked everyone who came out tonight and also gave a big thank you for the Recreation and Public Works Departments for all they did to make Hainesport Day a fabulous day. There was a cutting of the ribbon for the new pavilion. It is not completely finished but will be soon. Mrs. Gilmore said we have to thank an Eagle Scout, Stephen Hruby, for his efforts in putting the new kiosk here. She introduced him, as he was present, and thanked him for his work. She also commented on the various scouts that she has recently met and said they are great people doing great work. She attended a meeting with the Freeholders regarding their County Road Master Plan and met up with somebody that will be able to give Ms. Kosko and herself better insight as to why one of the intersections in Hainesport does not work as properly as it should. That should be coming up shortly. Ms. Schneider asked what intersection and was told the one at Fostertown Road and Route 38. Next Monday she and Ms. Kosko will be attending a Burlington County Redevelopment Round Table meeting. They will be talking to people with about marketing available commercial properties in Hainesport. The Senior Citizens will be having their meeting on the 13th for crafts and will also have their luncheon on the 27th of June. They encourage anyone interested to attend. The Ladies Auxiliary did great with their Designer Bag Bingo fundraiser. Everyone there had a fabulous time. Mrs. Gilmore said Hainesport EMS came to the aid of one of her relatives and this town is so fortunate to have these volunteers. Anyone that wishes to volunteer to be on the squad is greatly appreciated. Maybe some of those Eagle Scouts may consider it.

Ms. Schneider – thanked everyone for helping and participating in Hainesport Day; the staff, the employees and everyone who made it special on that day. She announced that there will be an American Red Cross Blood Drive on June 26th at the Municipal Building. Ms. Schneider and Mr. Clauss discussed whether or not you have to make an appointment to give blood. She thanked everyone for coming out tonight.

Mr. Clauss – spoke to Ms. McNelis and said he is very happy she is concerned about the commercial properties. He and Mrs. Gilmore are on the Economic Development Committee and they meet with people when they request a meeting and have a lot of interest in commercial properties coming into Hainesport. There are negotiations

taking place with several properties and he is not able to discuss. It has been brought up in their meetings about a restaurant and various other things. He asked her to please believe him, it is on the top of their agenda. The blood drive is going to be held at the Municipal Building. Mr. Clauss talked about Hainesport Day and said it was awesome. He was in the dunk tank and did not realize how good an arm Ms. Kosko had: she dunked him at least three times. Luckily, it was warm that day. Concerts in the Park are starting in July and will run for six weeks. They are sponsored by companies that do work with the township. Mr. Clauss told the audience that Tavern and Table will be opening tomorrow and he hopes everyone attends to support them. The food and the owners are great. They worked very close with the town through their remodeling.

Mr. Masciocchi – thanked everyone that showed up on the Memorial Day Ceremony as well as the people that showed up for Hainesport Day. He thanked all the people that came out tonight also.

13. BILL LIST

Motion: Committeeman Clauss. Second: Committeeman Costa. All yes.

14. ADJOURNMENT @ 7:41 P. M.

Motion: Committeewoman Schneider. Second: Committeewoman Gilmore. All yes.

Respectfully Submitted,

Paula L. Kosko, RMC

Municipal Clerk/Administrator

OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA