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## **HAINESPORT TOWNSHIP COMMITTEE MINUTES**

**September 10, 2019**

**7:00 P.M.**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of September 10, 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, Committeeman Costa and Committeeman Clauss. Also present were Township Clerk/Administrator Kosko and Attorney Gillespie. Committeewoman Schneider was absent.

4. **MINUTES**

**A. APPROVAL OF REGULAR COMMITTEE MINUTES OF AUGUST 13, 2019**

**Motion: Committeeman Clauss. Second: Committeewoman Schneider. Mayor Masciocchi abstained. All others yes.**

5. **REPORTS**

**A. Tax Collector** – August 2019

**B. Code Enforcement** – August 2019

**C. Fire Official** – August 2019

**D. Construction** – August 2019

**E. Emergency Services Reports** - August 2019

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

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

**There were no public comments.**

## 7. ORDINANCES

- A. **ORDINANCE 2019-8** – Authorizing Acquisition of Land, Block 100.07 Lot 2  
(Public Hearing and Final Adoption)

Mr. Costa said maybe the mayor could point out where it is. Ms. Kosko said it is just past the Pep Boys on Bancroft Lane. It is a 2-acre open space lot that was donated to the township about seven years ago.

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

- B. **ORDINANCE 2019-9** – Adopting Redevelopment Plan for Certain Properties Known as Block 96, Lots, 1, 1.02, 1.03 and 1.07; Block 96.01, Lot 1; Block 96.02, Lot 1; Block 83.01, Lots 1, 2 and 3 (First Reading and Introduction)  
(Public Hearing and Final Adoption October 8, 2019)

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

## 8. RESOLUTIONS

- A. **RESOLUTION 2019-136-9** - Authorizing Contract for Hardware and Software Support for Liberty Digital Recording System with GRAMCO Business Communications

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

- B. **RESOLUTION 2019-137-9** – Authorizing Purchase of 2019 International 7400 SFA Single Axle Cab & Chassis, Multi-Purpose Hook Truck with Leaf Machine from Navistar Dealer Hunter's S & S Pursuant to a National Cooperative Contract Agreement with National Joint Powers Alliance (NJPA) Contract # 081716-NVS

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

- C. **RESOLUTION 2019-138-9** – Authorize a Contract with Dunphy's Landscaping for Stone Walkway, Leveling and Seeding at the Hainesport Municipal Complex Park Pavilion

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

- D. **RESOLUTION 2019-139-9** - Authorizing Lien for Property Maintenance Expenses for Property Located at 2 Wharton Place

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

- E. **RESOLUTION 2019-140-9** - Authorizing Lien for Property Maintenance Expenses for Property Located at 202 Washington Street

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

- F. **RESOLUTION 2019-141-9** – Amend the Adopted Budget for Additional Items of Revenue and Offsetting Appropriation (Chapter 159)

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

- G. **RESOLUTION 2019-142-9** – Requesting Payment from Burlington County Board of Chosen Freeholders and Acknowledging the Completion of the Rancocas Heights Park Phase II and Municipal Park Improvements per the 2016 Burlington County Municipal Park Development Program Grant

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

- H. **RESOLUTION 2019-143-9** – Authorizing Submittal of an Application to the County of Burlington for a Park Development Grant for Replacement of Original Municipal Park Playground and Surfacing

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

- I. **RESOLUTION 2019-144-9** – Cancelling Certain Escrow Account Balances

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

- J. **RESOLUTION 2019-145-9** – Determining Quaker Group Burlington II LP and Paparone Builders' Site Plan, Subdivision Plan and Model Plans As Being Consistent with the Bancroft Lane Redevelopment Plan and Agreement

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

## 9. **CORRESPONDENCE**

- A. Thank You Notes for the Senior Prom
- B. Notice of Retirement from Sharon Deviney, Tax Collector

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

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

**H Krollfeifer**, 23 Easton Way – said he wished the committee had not approved the correspondence because it is a shame that we will be losing Ms. Deviney.

**Thomas Huelster**, 5 Glen Court – said he wanted to bring to the committee's attention a situation he is involved in. He and his wife purchased a property on Creek Road and the neighbor in the rear of his property built a fence without a permit that is 23 feet on to his property. He refuses to move the fence and Mr. Huelster has had to retain a lawyer at great expense to handle this situation. The neighbor is a lawyer and has political clout, in fact, he is running for State Assembly, and Mr. Huelster is bringing it to the committee's attention to make sure he and his wife get "a fair shake". Mr. Costa asked if the neighbor still lives there and was told he does. The

neighbor said he would move it but now just refuses to do so. Mayor Masciocchi asked if litigation has started and was told it has. Mr. Huelster said his lawyer sent a letter to the Code Enforcement Officer in Hainesport and Mayor Masciocchi told him he would get “a fair shake” with the township.

**Vince Belko**, 11 Eckert Court – stated that he is concerned about the soccer league that has been established in the Hainesport Chase Park. This year the soccer league put up lights that he considers “stadium lights”. They are extremely bright and now there are 2 porta potties in that area. This is a very scenic park and the lights and porta potties are ruining the aesthetics of it. Mr. Belko spoke to Ms. Kosko earlier and she said there is nothing in the code that they can’t have the lights or porta potties there. He asked if there is any way to establish some type of ordinance to prohibit that in the future. Mayor Masciocchi said they have not received any complaints and Mr. Belko stated when he talked to Ms. Kosko earlier she said there were two other complaints from residents. He also said he spoke to someone walking their dog and they said they were very upset about the porta potties being there. He thinks he is the tip of the iceberg as far as people being unhappy about the situation. Mayor Masciocchi said it is a sports park and the soccer teams use whatever fields are available for them. Mr. Belko said there were never lights there. Mayor Masciocchi said if the lights are causing a problem with the residents then the township will look into that. Mayor Masciocchi brought up the fact that there used to be a row of bushes in front of the parking lot that helped to hide a lot of drug activity that went on; the bushes were removed and that has stopped the activity and now there is sports activity in the area. Mr. Belko said that this is the first time that he has ever heard about the drug activity. He is still concerned that this field is being used for sports. Isn’t there an alternative to use the sports areas here at the municipal building? Committeeman Clauss stated that the fields at the municipal park are being re-established so they are not be used right now. Mr. Belko asked that the soccer teams be told that after 2019 they can’t use the fields at Hainesport Chase or not do anything at night and use the bright lights. Mr. Belko asked how many residents he has to get to convince the committee to do something about the matter and Mayor Masciocchi said he could do anything he wants to do. So far, he is aware of one complaint. Ms. Kosko said that what she said earlier to Mr. Belko was that she had received two complaints when the soccer program began utilizing the Hainesport Chase Park in the spring. The township worked with those residents and resolved those complaints to the residents’ satisfaction. The third complaint was just received this week from a resident whose property is adjacent to the park and he was concerned about the porta potties. They came up with a solution together and it was decided to move them into an alcove area that will be well hidden from the road. It was also decided to have the portable units changed to the color green to blend in better with the bushes. That should happen tomorrow. Mr. Belko reiterated that this issue needs to be resolved.

**Dolores Krollfeifer**, 23 Easton Way – stated that she agrees with Mr. Belko about the park; it used to be for children who would play and have a little fun, now it is like a city place with everywhere. She said the lights do not shine where she lives but they should not be used there.

**Mark Murdy**, 2614 Creek Road – said he had a problem with the first page of the agenda; it says ordinances and the second page says resolutions. On the ordinance

page it does not list a property by the street and that was pointed out in the very first ordinance. The second one does not list the street names. But on the second page where there are resolutions listed, the properties are listed by street name. He said it is really disturbing. Mr. Murdy said when he had a problem with his property he had to have the correct information and a copy of his deed and he is confused with how this was presented to the public on the agenda. He then asked what we will be doing with the old leaf truck since we are getting a new one. Mayor Masciocchi said we will still be using it. Mr. Murdy asked what the improvements are that are being paid for with resolution 2019-142-9 and was told by Ms. Kosko that was work that was already done for the municipal pavilion and for improvements already done at the Rancocas Heights Park and was funded by grant money. Mr. Murdy then asked about resolution 2019-141-9. He wanted to know what the amount of the revenue was for the resolution and Ms. Kosko told him it was about \$77,000. He said it would have been nice to put that on the agenda. Mr. Murdy congratulated Ms. Deviney on her retirement. He said he was at last month's meeting and asked the township to take a tree down. That was done and they are still cleaning up the branches due to the claw truck being down for a couple days. They did a great job. He went on to comment about the fireworks that have been going on lately behind the Wawa and the Industrial Complex. He said the fourth of July is a good time for that but not now. He understands the State Police can't be everywhere and he knows he should have contacted them but did not.

**Thomas Huelster**, 5 Glen Court – asked if the lights have to be off in the Hainesport Chase at a certain time. Ms. Kosko said she believes they have to be off by 9 P.M.

**Sgt. Lally**, State Police – said if ever there are any illegal fireworks to please call them. Mr. Murdy said he realizes he should have contacted them. When they get the call they try to get out there. Mr. Murdy asked if it is a 911 call and the Sgt. Stated that it should be done that way. As far as the lights in the park, he couldn't speak on behalf of the residents but the lights, along with children using the park, definitely helps to deter any potential crime there. The previous crime issues are no longer present at the Chase Park.

## **11. COMMENTS FROM THE ADMINISTRATOR**

**Ms. Kosko** said that last month there was a very productive meeting with Deputy Mayor Gilmore, Mr. Clauss, Yin Zaou (one of Mr. Gillespie's associates) and Alan Miller of DEP. This was to discuss various grants, partnerships and future economic development options in terms of Paul's Tank Farm site and the adjacent privately owned properties. They also discussed the Creek Turn property. They are working with DEP for solutions for those properties. The township's LSRP for the Hitco property began installing the monitoring wells. There are containers that will be there for a couple of months. Ms. Kosko said she met with the Public Works Foreman, Construction Official and the Zoning Officer last month to discuss revising Hainesport's policy regarding residential vegetation, household materials and bulk items removal. They will be making a recommendation to the governing body, hopefully next month, on how to tighten up operations and how to bring them back to better efficiencies. In driving through the neighborhoods there are various shrubs, branches, twigs, piles of leaves and sod that is being placed at the curb at all times.

We have 2,247 properties that we have to be responsive to as well as hundreds of acres of municipal parks and facilities Public Works has to work on and other responsibilities. We recognize that procedures and rules need to be tightened up and we need determine what Public Works shall remove from households, what needs to be removed by private contractors and what can be taken by residents themselves to our Clean-up Day location. It is becoming an issue and they will be making a recommendation to the governing body to tighten up our policy and better communicate with the residents. Ms. Kosko congratulated Donna Casey, Paula Tiver and all of their volunteers for putting on a phenomenal Senior Citizens Prom. It was a great turnout for the first time and she thinks that everyone who attended had a fabulous time and they look forward to making it happen again next year.

## 12. COMMENTS FROM THE SOLICITOR

**Mr. Gillespie** said he will take responsibility for the ordinance 2019-9. It is easily achieved to just change that title to “Adopting Lawrence Boulevard Redevelopment Plan”. So when they publish notice of the introduction of ordinance and the date of the public hearing that is what they will call it. With regard to the complaint about the other one, the one that Mr. Costa asked where it was located. It did/does not have a street name and so the block and lot was the only way they could describe it in the title of that ordinance. In terms of the complaints about the titles of the resolutions, he can only say that these resolutions are pretty extensive in the titles. If you look at other towns listed resolutions, you will not always see that much information in the titles. It is also a reason why in Hainesport we have a section called “Comments from the Public, Agenda Items Only”. Before you get to those items, you can ask the committee ‘what is this item or resolution that you are going to vote on. Not every town has two opportunities for the public to comment. That is why that is on there, so the public can ask questions before the committee takes action as opposed to it being *a fate accomplished*.

## 13. COMMENTS FROM THE COMMITTEE

**Mr. Costa** thanked everyone for coming out and commented on the importance on being on the committee. He stated that he feels his primary duty is to keep up property values because he thinks everything else flows from that. He thinks if everyone concentrates on keeping up property values everything else follows. It concerns him when people come up and say we have these bright lights in our faces and it affects our property values. Mr. Costa said he thinks the point was made and the committee listened and he thinks there could be some change in the following year. Hopefully, the only reason they are over at the Hainesport Chase Park is because of the rest being given to the primary fields. He stated that he got his recent tax bill which has an increase. He stated that the township did not increase its taxes, in fact they decrease them, but the county had an increase of about 2.34%, the local school did also at about 3.14% and Rancocas Valley High School had the highest increase at about 7.4%. On top of that, they are floating a bond issue for about \$24,000,000. He can only see the figures and he is hoping enough people question these increases. He would not go to bonding for small items such as laptops. A capital expense should fit the life of the bond. He is glad we have good citizens to question public officials and to keep our taxes low.

**Mrs. Gilmore** thanked everyone for coming out. She thanked Paula Tiver, Donna Casey, Liz Dibennadeto, Michele Mason, Loretta Palmer and Paula Kosko along with the Hainesport Fire Company, the Ladies Auxiliary, the nine student servers and the local businesses that donated door prizes and flowers for the Senior Prom. She has some pictures if anyone would like to see them. It was another wonderful event that the Recreation Committee put together. There will be a Movie Night September 27<sup>th</sup> at 6 P.M. There will be food trucks and it is a great affair they have added to their repertoire. Senior Citizens have their meetings September 12<sup>th</sup> and 26<sup>th</sup> at the Street building and all seniors over the age of 55 are welcome. Mrs. Gilmore said she and Ms. Kosko will be going to a convention in Philadelphia tomorrow to promote Hainesport to various retail and shopping center people. Next week they go to the Governor's Conference on Housing and Economic Development. It is a two-day affair. Hopefully they will be able to bring back something from that experience also. Mrs. Gilmore said she is very sorry to hear that we will be losing Ms. Deviney and it is with much regret that they accept her resignation for retirement. She congratulated Mr. Gillespie on his being named 2019 Burlington County Professional Lawyer of the Year. There was a round of applause for Mr. Gillespie.

**Mr. Clauss** thanked everyone for coming tonight and said they reluctantly accept Ms. Deviney's resignation. He congratulated Mr. Gillespie. Mr. Clauss said he had a fantastic time at the Senior Prom. He said he danced the whole time with his wife and they were so happy to have been there. He went on to say that they will have to have a bigger venue for the event next.

**Mayor Masciocchi** congratulated Ms. Deviney on her retirement and said he would be leaving at the same time. He also congratulated Mr. Gillespie on a well-deserved award; working with him the last two years showed the mayor there is no doubt in his mind that it is well-deserved. With regards to the parks and the lights, he wants to be clear that he is not against moving the lights and he is not opposed to keeping the lights. If the consensus is they do not want the lights there, then they should be removed. And just the opposite if the people do not mind them being there. The park in and of itself is defined by what takes place on it. It is a sports field and it is used in different ways. Keep in mind this is only happening because the fields at the municipal center are turning over. With regard to Mr. Costa's comment about the school; if the school wants to have a bond referendum, then let them have it. Each one of us should vote as we see fit. Property values are important but then again, good education systems keep property values up. The better your school, the better the property values. If you can help the school while being cost conscious at the same time, he is all for it. With regard to what the school is trying to do with the bond, it is not just laptop computers, it is structural improvements with windows and security. Mayor Masciocchi said they could take positions as individuals up there but that is not their responsibility. The public has to vote as they see fit. This is something that we should either agree or agree to disagree. He thanked everyone for coming out tonight. He thanked Mr. Murdy for his input and also Sgt. Lally. After they pay the bills, they will be going into executive session and they may have formal action when they come back out. Mr. Murdy said that tomorrow is 9/11 and there will be a memorial ceremony in Mt. Holly at 9 o'clock in front of the municipal building.

**14. BILL LIST**

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

**15. EXECUTIVE SESSION**

**A. RESOLUTION 2019-146-9 – Resolution to Enter into Executive Session**

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

1. Personnel
2. Real Estate Acquisition

**Motion to enter open session: Committeeman Clauss. Second: Deputy Mayor Gilmore. All yes.**

**Motion to amend the agenda to add Resolution 2019-147-9: Committeeman Costa. Second: Committeeman Clauss. All yes**

**K. RESOLUTION 2019-147-9 – Extending the Employment for a Seasonal Public Works Employee.**

**Motion: Deputy Mayor Gilmore. Second: Committeeman Costa. All yes.**

**16. ADJOURNMENT @ 9:19 P. M.**

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

**Respectfully Submitted,**

*Paula L. Kosko, RMC*

**Municipal Clerk/Administrator**

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