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## **HAINESPORT TOWNSHIP COMMITTEE MINUTES**

**October 8, 2019  
7:00 P.M.**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of October 8, 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 Administrator/Clerk Kosko and Attorney Gillespie. Committeewoman Schneider arrived late.
4. **MINUTES**
  - A. **APPROVAL OF REGULAR COMMITTEE MINUTES OF SEPTEMBER 10, 2019**

**Motion: Committeeman Clauss. Second: Committeewoman Gilmore. All yes.**
  - B. **APPROVAL OF EXECUTIVE SESSION MINUTES OF SEPTEMBER 10, 2019**

**Motion: Committeewoman Gilmore. Second: Committeeman Clauss. Mr. Costa no. All others yes.**
5. **REPORTS**
  - A. **Tax Collector** – September 2019, 3<sup>rd</sup> Quarter ending September 2019
  - B. **Code Enforcement** – September 2019
  - C. **Fire Official** – September 2019
  - D. **Construction** – September 2019

**E. Emergency Services Reports – August and September 2019**

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

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

**Luis Lopez**, 98 Levis Drive, Mt. Holly – asked for clarification for ordinance 2019-9 and resolution 2019-155-10. Mr. Gillespie said they are about the redevelopment plan that we will be part of the public hearing in a few minutes and designating a redeveloper for that project. It will be a whole public hearing about that.

**7. DISCUSSION/PRESENTATION**

- A. 2019 Best Practices Questionnaire (Inventory results and the certification by the Chief Administrative and Chief Financial Officers, respectively, must be stated in the minutes of said public meeting).

**Ms. Kosko** said we are required to include this in our public meeting and she wanted to report that the report was completed by herself and the CFO. Some of the categories included core competencies, best practices and a survey. There were many questions that had to be answered and scores of 30 and above received full aid and Ms. Kosko was happy to announce that Hainesport scored 41. So, again, this year we will receive 100% ETR state aid.

**8. ORDINANCES**

- A. **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 (**Public Hearing and Final Adoption**)

**Scott Taylor of Taylor Design Group** presented the Redevelopment Plan for Lawrence Boulevard project. He stated that the committee requested that the Joint Land Use Board undertake a study to determine if the parcels just stated met the criteria to be an area that needed redevelopment. Subsequently, the committee found that the area is in need of that. The next step was to have a redevelopment plan done and the committee members have that said plan in front of them. He went on to explain the plan to the members and the public. For decades the Master Plan has focused on developing along the Route 38 corridor. This Plan helps to effectuate many of the Master Plan goals. He talked about the various areas that this Plan includes and showed an exhibit of the nine parcels comprising about 56 acres. The Redevelopment Plan sets forth and establishes a new Lawrence Boulevard Redevelopment Area zoning district and that zoning district encompasses those areas that are rendered on his exhibit. The Redevelopment Plan envisions the construction of a 478,000 square foot industrial warehouse or distribution facility. The plan sets forth the permitted uses that would be

permitted in the Lawrence Boulevard zoning district and also establishes bulk standards for setbacks and a number of required parking spaces as well as design standards for landscaping, etc. Mr. Taylor said this plan sets forth zoning to effectuate the plan as presented with design standards included as well. Upon adoption of this plan, the redeveloper would still have to make applications to the Joint Land Use Board for full Subdivision and/or Site Plan approval just like any other land development application. This is a middle step of a multi-step approach. There will still be public notice, additional public hearings as required. Mr. Taylor said that is a general over view of the plan. He asked if anyone had any questions he would be happy to answer them. Mayor Masciocchi asked the committee if they had any questions and no one did.

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

## **9. RESOLUTIONS**

- A. **RESOLUTION 2019-148-10** - Authorizing Advertisement Request for Qualifications for Professional Services

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

- B. **RESOLUTION 2019-149-10** – Authorizing the CFO to Refund a Permit Fee to Spectrum Energy, Inc.

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

- C. **RESOLUTION 2019-150-10** – Authorizing Lien for Property Maintenance Expenses for Property Located at 6 Applewood Court

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

- D. **RESOLUTION 2019-151-10** – Authorizing Lien for Property Maintenance Expenses for Property Located at 10 Maple Lane

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

- E. **RESOLUTION 2019-152-10** – Authorizing Lien for Property Maintenance Expenses for Property Located at 2 Wharton Place

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

- F. **RESOLUTION 2019-153-10** - Authorizing Lien for Property Maintenance Expenses for Property Located at 1327 Woodgreen Lane

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

- G. **RESOLUTION 2019-154-10** – Authorizing the Execution of a Contract with Brownfield Environmental Solutions, Inc. (BRS) for Grant Writing Services

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

- H. **RESOLUTION 2019-155-10** – Designating a Master Redeveloper for Certain Property Known as “The Lawrence Boulevard Redevelopment Area”, Block 96, Lots 1, 1.02, 1.03 and 1.07; Block 96.01, Lot 1; Block 96.02, Lot 1; and Block 83.01, Lots 1, 2, and 3

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

- I. **RESOLUTION 2019-156-10** – Setting Hours for Full-Time and Part-Time Employment Status

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

## 10. BUSINESS

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

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

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

**Letitia Kelly**, 525 Lumberton Road – brought to the attention of the committee that there are two residents that are turning 100 years old. She thought maybe the township would like to do something for the residents. Mrs. Kelly spoke with Ms. Kosko and there was some discussion about doing proclamations for them. It was also noted that they may put their names on the billboard out in front of the building. The names of the residents are Helen Walters Evernham, whose birthday is October 22<sup>nd</sup> and Nina Mattson, whose birthday is November 29<sup>th</sup>.

**Margie Colby**, 112 New Jersey Avenue – said she is here tonight about the animal control person for Hainesport Township. She wants to know what is being done, what can be done and how to get rid of him. Mayor Masciocchi said he heard that there was a complaint filed against him and right now it is under investigation and because of that, it would be improper to comment on the situation. This committee will not tolerate mistreating animals by someone who is working on behalf of the township. Secondly, the contract will be up at the end of the year and there are several contracts for services and professionals and that will be one of them to

consider. Mrs. Colby asked what needs to be investigated when there is a video showing that he kicked the dog. Mayor Masciocchi said that as far as he knows the complaint was filed in Westampton and it is his understanding that it is still under investigation and what that entails, he does not know. Mrs. Colby said she hopes if the committee finds that the man is guilty, they just get rid of him. She doesn't think that behavior should be tolerated.

**Bob Maziarz**, 1428 Lark Lane – said he is here about the pickle ball courts. He was complaining about the parking of the people coming to the courts. They are parking in front of people's mail boxes and the residents are not able to get their mail. The residents have discussed this with the organizers of the pickle ball association and they have agreed on weekends that they would use the park for the people using the courts. The people that are using the courts during the week are parking in front of the residents homes. Also, you would not think the noise level is a big deal but it is. Normal daytime noise level is between 40 and 48 decibels. Park noise is about 50 decibels. Pickle ball noise goes from 61 to 67 decibels. It starts at 6 o'clock in the morning and goes all the way to dark. There are six courts and the noise level multiplied by six is terrible. Mr. Maziarz said the residents would like to have someone from the township tell them that they should put a wrap of some sort around the lower half of the courts which would hold the noise level down. The other thing is that there is a language that there is foul and should not be used. Mr. Maziarz has witnessed some people going off of the courts and urinating in the bushes. Because it is such a nice place to play pickle ball, people are coming from all over the state and other places also. He suggested someone from the township should schedule the play times. Mr. Maziarz said the residents have done a lot of research and he is now turning it all over to the township in hopes of something being done. Mayor Masciocchi said the township would look into the situation.

**Rebecca Fergosi**, 1306 Tasker Avenue – said she knows the committee has already addressed the issue about the animal control officer, but she wanted to let them know that it is not just one person making the complaint. She would like to be put on record that somebody like this needs to be removed because if what is said was actually videoed, it makes her wonder what he is doing when he is not being seen. Mayor Masciocchi said that was a good point. Ms. Fergosi said there are many people making comments about this on Hainesport Happenings.

**Anthony Porto**, 403 Marne Highway – stated that as a Hainesport resident, he thinks that replacing the animal control officer in question should be done. If he has evidence to the contrary then it should be examined. What was seen on the video, at a minimum, deserves an investigation.

**Thomas Huelster**, 5 Glen Court – said he presented his complaint at last month's meeting about his neighbor who erected a fence on his property. He stated that this township seems to take a stance that it is his responsibility to sue the offender in civil court. Mr. Huelster said his neighbor, Assemblyman Ryan Peters, fence is not just a few feet on his property, but over 23 feet on his property. Mr. Peters did not obtain a

permit for the fence and Mr. Huelster does not understand why the township acts like it has no enforcement power. They have a code enforcement officer and if he were a contractor and did not obtain a permit, he would be fined. He hopes that the township is not bowing to the political power by not fining Mr. Peters for his un-permitted fence. These are township ordinances that every resident has to obey. Mr. Huelster believes that this sets a bad precedent for the residents of Hainesport Township. As a victim of Mr. Peter's actions, he does not believe that he should be the one that pays for the situation. Mayor Masciocchi said that the committee is not the hearing board for that violation and who ever polices that should certainly issue whatever citation. Mr. Huelster said it is pretty cut and dry.

## **12. COMMENTS FROM THE ADMINISTRATOR**

**Ms. Kosko** said that she and Tara Wicker had recently met with resident Diana Vosbikian who is willing to volunteer and assist the Clerk's office with the 2020 census by chairing a Complete Count Committee for Hainesport. They met with her last week and a next meeting is scheduled for the end of this month. They are looking for two more residents to help with various activities and marketing efforts for the upcoming census. Ms. Kosko said they continue to have informal economic development meetings with land owners and developers. They are working with Taylor Design Group in developing marketing materials for key properties available for redevelopment. These materials are being shipped to California for the National Brownfield Conference by our EPA regional representative. We will also create a web page on our municipal web site to market these properties as well. Deputy Mayor Gilmore and Ms. Kosko attended both the ICSC Retail Industry Conference in Philadelphia and the Governor's Conference on Economic Development and Housing last month. Both experiences were beneficial and productive for Hainesport Township. They have received follow up phone calls from engineers, realtors and developers as a result of those conferences. Ms. Kosko met with EPA Regional representatives and BRS, Inc. that the committee authorized in 2018 and tonight to write EPA Community Wide Assessment and Clean-up grants. She said they reviewed the 2019 grant deficiencies and learned that Region 2 did not receive many awards in general. So now that we know what areas we need to improve upon we are confident that we will be awarded the grant this next round. Ms. Kosko congratulated Mr. Gillespie for recently being appointed to the Virtua Foundation Board. Ms. Kosko wanted to address Mr. Huelster about the situation by saying it is not a code violation, it is actually a zoning issue and it has been addressed. She has made contact with Mr. Peters and he is coming in to file for his permit application. We are giving him the same consideration that we would give any other resident. Mr. Huelster thanked her.

## **13. COMMENTS FROM THE SOLICITOR**

**Mr. Gillespie** thanked Ms. Kosko for the congratulations. Also, on the animal control officer situation, he wanted to say that because it is under investigation, even

though the township takes it seriously, his advice is that we let Westampton's investigation be concluded and await the outcome. Then we can decide what to do. Mr. Gillespie said to piggy back on Ms. Kosko's comments to Mr. Huelster, he takes exception to his statement which was "the township seems to take the position that it is up to him to sue his neighbor". Mr. Gillespie said he doesn't know where that comes from but at the last meeting the Mayor, on behalf of the committee, said it would be looked into. He got involved because at the time Mr. Huelster had an attorney who wrote a letter to the township so that involved his participation. Mr. Gillespie has spoken to Mr. Peters and he is coming in to address the situation and hopefully next month Mr. Huelster can come in to say thanks to the committee.

#### 14. COMMENTS FROM THE COMMITTEE

**Mr. Costa** said he had the pleasure of attending Shoprite to bag groceries and raise money for charity. There were two elected officials and three employees at the event. It was a fun time to raise money for their charity. Mr. Costa said to the audience that the committee does hear their concerns about various situations and just because they do not comment does not mean they are not seriously interested. It just means there will be more follow up, including the pickle ball issue.

**Mrs. Gilmore** reminded everyone about the Senior Citizens Club. They meet the second and fourth Thursday of the month and next month in November they do plan on celebrating Nina's 100<sup>th</sup> birthday so hopefully they will be able to give her the proclamation at that time. She wanted to thank Paula Tiver and Donna Casey for the two movie nights that they coordinated. They were extremely successful and they do a fantastic job for the community. Public Works has been very busy fixing the two benches in front of the Street Building. They came out fabulous. The guys are there whenever they are needed. Mrs. Gilmore said she hopes everyone has been able to see the new pavilion and the walkway on the side of the township building. It looks fabulous. It is a perfect spot for weddings and community events. She thinks the community will get a lot of use out of it. Mrs. Gilmore thanked Scott Taylor for the brochure that his company prepared for them that they used for the convention. Many people representing other towns and others stopped to comment on it. She felt that it gave them a selling point that other people did not have and put Hainesport out there a little bit. They are getting emails and calls about available properties and she is confident something will come from this. Mrs. Gilmore said they still have other work to do.

**Miss Schneider** also congratulated Mr. Gillespie for his appointment and thanked everyone for coming out tonight.

**Mr. Clauss** congratulated Mr. Gillespie and said he hopes everyone is enjoying this nice fall weather. He reminded the audience about next month's election and hopes they all come out to vote. Exercise your right to vote and let your voice be heard. He thanked them all for coming out tonight.

**Mayor Masciocchi** thanked Mr. Gillespie for his presentation and congratulated him on his appointment. He also thanked Mr. Taylor for his presentation. He thanked everyone for coming out tonight and hopes they found it informative. To those of them that registered their complaints in regard to animal control and the pickle ball court, the township will look into them. Mayor Masciocchi wished everyone a safe and happy Halloween and will see them next month. He noted that they will be going into Executive Session and there may be action taken when they come back.

## **15. BILL LIST**

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

## **16. EXECUTIVE SESSION**

### **A. RESOLUTION 2019-157-10 – Resolution to Enter into Executive Session**

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

1. Potential Real Estate Acquisition
2. Attorney/Client Privilege – Negotiations with Developer

**Motion to return to Open Session:**

**Committeeman Clauss. Second: Committeewoman Schneider.**

Mr. Gillespie spoke to Mr. Costa that it was brought to his attention that Mr. Costa had taken a picture of a rendering of the three story proposal. Mr. Costa said that he does not recall. Mr. Gillespie told Mr. Costa that the picture was sent to Ms. Kosko confidentially and it was presented to the governing body confidentially. Miss Schneider said she saw Mr. Costa take the picture. Mr. Gillespie said it remains a confidential document and cannot be released.

## **17. ADJOURNMENT @ 9:18 P. M.**

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

**Respectfully Submitted,**

*Paula L. Kosko, RMC*

**Municipal Clerk/Administrator**

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