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HAINESPORT TOWNSHIP COMMITTEE MINUTES

September 8, 2020

7:00 P.M.

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of September 8, 2020 was included in a meeting notice sent to the Burlington County Times and Courier Post On January 8, 2020 and advertised in said newspapers on January 10, 2020, and January 11, 2020 respectively posted on the bulletin board in the municipal building on January 9, 2020 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

2. FLAG SALUTE

3. **ROLL CALL** – present were Mayor MacLachlan, Committeewoman Schneider arrived at 7:12pm, Committeeman Costa, Committeewoman Gilmore and Committeeman Clauss. Also present were Township Clerk/Administrator Paula Kosko, Solicitor John Gillespie and Township/JLUB Planner Scott Taylor.

4. MINUTES

A. APPROVAL OF REGULAR COMMITTEE MINUTES OF AUGUST 11, 2020

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

5. REPORTS

- A. **Tax Collector** – August 2020
- B. **Code Enforcement** – August 2020
- C. **Fire Official** – August 2020
- D. **Construction** – August 2020
- E. **Emergency Services Reports** – August 2020

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

6. DISCUSSION/PRESENTATION

- A. Eagle Scout Project to Honor Deceased Veterans

Daniel Nichols, Eagle Scout candidate - presented his request to do his Eagle Scout project by compiling information on deceased and living Hainesport veterans who were in the Gulf, Vietnam, WW2 and Korean Wars. He will have commemorative banners created and displayed on the light poles around the Municipal Park. He will seek donations to pay for the flags and pole mounts, most of which will come from the families of the honored veterans and local businesses. The donor's name will also be on the banners. The goal is to have this completed by Memorial Day or whenever the township would like it to be completed. Mr. Nichols requested a township official be the point of contact because he is not allowed to share his phone number due to the scout guidelines. **Miss Schneider** said she would love to assist him with the project as her grandfather fought in WW2 infantry. **Mayor MacLachlan** said it sounds like a great project and that he supports it. **Mr. Costa** stated that he was just in the town of Jim Thorpe, PA and they had these banners. They are very nice. If it is the same type of project, he is supportive. **Mr. Clauss** suggested that Mr. Nichols make sure the banners can sustain wind loads and the height of them mounted on the poles affect it. If they are too high, it will add extra stress on the poles. The banner pole needs flex to sustain the wind. **Miss Schneider** asked if there are similar banners around Burlington County. Mr. Nichols stated yes. **Mrs. Gilmore** asked how long the banners would stay on the poles. Mr. Nichols said it is up to the township and they can be up year round. **Mayor MacLachlan** asked for a voice vote to approve the project.

Motion: All in favor: yes.

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

No comments.

8. ORDINANCES

A. ORDINANCE 2020-7– Comprehensive Ordinance Amending the Township Code as Part of the Township's Codification Process (First Reading and Introduction) (Public Hearing and Final Adoption October 13, 2020)

Mayor MacLachlan briefly explained the ordinance. Stated that the township Solicitor and Administrator are reviewing Hainesport Township's laws and ordinances. This has not been done in quite a while. It is a very involved job and commended the administrator and solicitor for taking on the project.

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

9. CONSENT RESOLUTIONS - These items will be adopted simultaneously in one vote unless a member of the governing body wishes to separately discuss an item(s).

A. RESOLUTION 2020-139-9 – Authorizing Specifications and Solicitation of Bids for Solid Waste Contract

- Motion: Committeewoman Schneider. Second: Committeewoman Gilmore. All yes.**
- B. **RESOLUTION 2020-140-9** – Authorize Renewal of Liquor Licenses
- Motion: Committeewoman Schneider. Second: Committeewoman Gilmore.**
Abstain: Committeeman Costa. All others yes.
- C. **RESOLUTION 2020-141-9** – Authorizing Person to Person Transfer of Liquor License
- Motion: Committeewoman Schneider. Second: Committeewoman Gilmore.**
Abstain: Committeeman Costa. All others yes.
- D. **RESOLUTION 2020-142-9** – Rescinding Resolution 2020-133-8 Which Authorized the Approval of a Liquor License for Rancocas Lakeside LLC
- Administrator Kosko** explained that this liquor license approval from last meeting needed to be rescinded per NJ ABC. She requested the approval prematurely as this “Pocket License” request is still under review by the state. It is an administrative formality.
- Motion: Committeewoman Schneider. Second: Committeewoman Gilmore.**
Abstain: Committeeman Costa. All others yes.
- E. **RESOLUTION 2020-143-9** – Authorizing Contract for Hardware and Software Support for Liberty Digital Recording System with Gramco Business Communications
- Motion: Committeewoman Schneider. Second: Committeewoman Gilmore. All yes.**
- F. **RESOLUTION 2020-144-9**– Authorizing the Execution of a Contract with Brownfield Environmental Solutions, Inc. for Grant Writing Services
- Motion: Committeewoman Schneider. Second: Committeewoman Gilmore. All yes.**
- G. **RESOLUTION 2020-145-9** – Awarding a Contract for Amusement Rentals for Tree Lighting Ceremony
- Motion: Committeewoman Schneider. Second: Committeewoman Gilmore. All yes.**
- H. **RESOLUTION 2020-146-9** – Authorizing Three-Month Extension to Agreement with Burlington County Board of Chosen Freeholders for NJ Drug and Alcohol Prevention Program Grant
- Motion: Committeewoman Schneider. Second: Committeewoman Gilmore. All yes.**

10. RESOLUTIONS

A. **RESOLUTION 2020-147-9** – Accepting Recommendation of the Township Joint Land Use Board Regarding Boundaries of Proposed Area in Need of Non-Condemnation Redevelopment and/or Rehabilitation Pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*

Mayor MacLachlan explained this project and that the investigation is for the properties across from the WaWa on Route 38. We have been working with owners of these properties for many years. The township is trying to take a proactive role in spearheading some good, common-sense development for that area. The two properties are the Ravikio tract and the Muhlschlegel tract, which is where the old Voltzwagon dealership was located.

Scott Taylor on November 12th the committee asked the Joint Land Use Board to undertake an investigation to determine if these parcels identified on the map and reflected on the resolutions do meet certain statutory criteria to be determine to be either a non-condemnation redevelopment area or the alternative rehabilitation area. The JLUB and our office did the study in July and August where we inventoried the 17 parcels, total about 42 acres, majority are in the Highway Commercial District and five residential properties along Hainesport-Mt. Laurel Road are in Residential District. The plan recommended and identified that the *yellow* parcels meet the criteria for non-condemnation redevelopment area. The township is not allowed to exercise any of its powers under eminent domain. Any involvement within this area will be voluntary by those landowners. The second part is that there are parcels that under the definition of a redevelopment area, the statute allows these to be part of the redevelopment even if they do not meet any criteria but are determined necessary for the overall development of that area. Those are parcels *Q* and *J*. It establishes and recommends that the parcels in blue, yellow and green be designated as a non-condemnation area in need of redevelopment. There are seven parcels that contain five single-family residential units. After two meetings, our office and the Joint Land Use Board agreed that it is not appropriate for these parcels be included in the overall redevelopment area but it would be appropriate for them to be included in a rehabilitation designation area. They meet this because 33.3% of the homes in this area are fifty years old or greater. They are all in great condition. The rehab designation allows someone who wants to purchase one of these homes or the existing homeowner to make any improvements to receive a short-term tax exemption or abatement. It would not be reduction of their current taxes but a deferment for up to five years for those improvements. Resolution 147 references the Muhlschlegel properties. Resolution 148 references all of the Longbridge properties and the rehabilitation single-family parcels. This step is the designation study, which is step four of twelve. The next step is for the township to develop a redevelopment plan. This sets forth the uses, bulk and design standards for what can actually happen in these areas. After first reading, the plan is referred to the JLUB for Master Plan consistency and then back to the governing body for second reading/adoption. Any redevelopment in this area will still need to go through the typical JLUB's land development - site plan and subdivision application process as set forth by the township ordinances and Land Use Law.

Mayor MacLachlan stated that he has seen a couple loose conceptual drawings through a subcommittee and they were at the planning board for the designation meeting. Nothing is really proposed or planned at this point. This step allows the committee to take a more proactive role in aiding in the development of that property. Therefore, everyone needs to bear in mind that we need a willing buyer. The town just does not decide what goes there. You hear bantering around town 'why didn't they do this or that'. It is not up to us necessarily. It is up to the developer who wants to buy there. **Mr. Costa** added that he is in favor of developing that site with commercial ratables. He believes we are making this area more flexible and easier for a developer. The residential property owners could also sell their properties to a big commercial developer and make a nice profit if they choose. **Mr. Taylor** added that it gives the township more control to try to guide where certain things go and their uses. We can request more buffering, capitalize on the Route 38 corridor.

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

B. RESOLUTION 2020-148-9 - Accepting Recommendation of the Township Joint Land Use Board Regarding Boundaries of Proposed Area in Need of Non-Condemnation Redevelopment and/or Rehabilitation Pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

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

11. BUSINESS

A. Approval of Business Licenses (See Attached)

Motion: Committeeman Clauss. Second: Committeewoman Schneider. All yes with the exception of Committeeman Costa's abstention for John Adams' license, as he is a tenant in his building.

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

Mike Dutcher 106 Masons Woods Lane - commented on Resolutions 147 & 148. He keeps hearing Mr. Costa saying this is commercial development. He asked, since the Committee brought it up, if this land is going to be all commercial or is it going to be condos, houses or is the township trying to push this development as commercial?

Mayor MacLachlan stated we do not know what is going there. Mr. Dutcher stated that Mr. MacLachlan said he saw plans and he keeps hearing the word commercial. Mr. Dutcher said to the Mayor that he said he saw tentative plans. **Mayor MacLachlan** repeated that there are no buyers. We saw loose conceptual plans with buildings here and there. **Mr. Costa** stated that his point was that this ordinance allows the town to be more flexible. Mr. Dutcher interrupted and stated that he thinks it is a great piece of land and he wishes him nothing but the best in developing it. He said he thinks he (looking back at Mr. Ravikio) does have the town's best interest at heart. He stated but again, that he keeps hearing the Committee say commercial and that the Mayor has seen pictures and he was wondering if they are available. It is a beautiful piece of property and he would like to see something nice built on it. He

knows it is coming out of the Mayor's development so it has to be something good to look at.

Ken Montgomery 3 Wilkins Road – applauded the committee for looking into this redevelopment and making it easier to do business in Hainesport. As homeowners, it helps with ratables and lowers our taxes. As Mike Dutcher said, it is a great piece of property.

Mark Murdy 2614 Creek Road – stated that he travels Hainesport-Mt. Laurel Road and sees all the traffic in the area we live and it is a pain in the butt. He asked if the Committee was going to widen the road. Second, what if the five people who live there do not want to leave. Is the township going to make them leave? **Mayor MacLachlan** said no. He also asked about the area between Creek Road and the eastbound turnaround going onto Route 38. There are quite a few homes that look like they are condemned, falling apart and they are waiting for a fire to come and trash everything out. He knows we spent a fortune on the property on the corner getting rid of all the contaminants in the ground. **Mayor MacLachlan** stated that we have not used any local funds for that property but state grant funding. The property is not cleared yet. Mr. Murdy said as a resident of NJ, he is paying state taxes so he has paid for it. **Mayor MacLachlan** stated that brownfield funding is used for that site. Mr. Murdy said that doing Census work, he know there are properties to the other side of it and they are quite interesting. If the Committee gets a chance, go take a look at them. There is a bunch of land over there that can be used also.

Bruce Levinson 2 Fox Court – this development is considered a gateway. People driving by will see this development and get an overall impression on what Hainesport is like. It will require resident's involvement as to how this property is developed. He encourages as much participation as possible and implored the committee to stay involved. It will be a long process. Will be at the JLUB at some point.

13. COMMENTS FROM THE ADMINISTRATOR

Ms. Kosko reported that the tax collection rate for the 3rd quarter is at 94.96% as compared to 2019 3rd quarter, which was 89.24%. Collection for all three quarters of 2020 is at 97.35% compared to 2019 at 94.79%. **Mayor MacLachlan** stated that we anticipated that we would have a drop in taxes. As you know, a significant amount of our taxes go to the school and we do not get a discount if we do not collect all taxes. This gets everyone out of having to suggest alternative solutions to getting the funds. Looks like we escaped this problem in Hainesport.

The 2019 Road Program and CDBG project have commenced with sidewalk, handicap ramp, crosswalk installation and replacement of the storm water inlet grates. The roads were milled in Sage Run and will be milled in the Glen at Mason's Creek this week. **Mayor MacLachlan** stated that any issues are being addressed as they are presented.

14. COMMENTS FROM THE SOLICITOR

Mr. Gillespie gave a status update on the 104 N. Cumberland Avenue squatters. At the last meeting, the governing body authorized by resolution to file an intervention motion. It was filed. Both the bank's attorney and squatters have been notified. The motion is expected to be heard sometime by the end of the month.

15. COMMENTS FROM THE COMMITTEE

Mrs. Gilmore thanked everybody that attended in person and by way of remote. Thanks to Daniel Nichols for the project and wished him good luck. The township is having a first time Veterans Appreciation Day event with speakers and box lunch for Hainesport Township veterans that sign up in advance by end of October. The form is online. Seniors are meeting this Thursday and the 4th Thursday of the month at the Street Center. She is happy to see some normalcy return with the Preschool Reading Program and the free Movies in the Park series, which is starting this Friday the 11th. And to those who observe - Shana Tova.

Mr. Costa has a few customers for Daniel Nichols and his dad was in WW2 so Mr. Daniel's has \$250 from him. He is sure the poster banners on the poles will look wonderful if they are anything like the ones he saw at Jim Thorpe, PA. He knows how much work goes into these Eagle Scout projects. He has had three Boy Scouts and one Eagle Scout himself. These projects really build strong character in these boys. Many go on to do great things in life. They are fine examples for today. Especially after watching the riots in the cities, it is nice to see these men grown up into a civil society, act responsible and accomplish things. We like to see more of that and he hopes it is contagious.

Miss Schneider thanked Bruce Levinson and Ken Montgomery for attending the meeting. Ken has been attending for quite some time and it shows that he is really concerned about the community. Thanked all of the employees who are here Monday through Friday who make them shine up there, especially Paula Kosko and John Gillespie.

Mr. Clauss reiterated that the employees are great. He sees the employees do such a great job in this town. They are so responsive. He has to get permits now that he is retired and doing more electrical work. Our construction office is so responsive and it pretty much did not miss a beat with this COVID situation. Many towns have drop boxes and maybe a month later, they tell you send in a check. Our town has been very responsive and many thanks to its leadership. He is very happy to live here and proud to be a part of this community,

Mayor MacLachlan knows that Mark Murdy also has an Eagle Scout son. He watched him grow up, a fine young man serving in the Coast Guard in Portland,

Oregon. Ted has three terrific sons that went through scouts as well. He wants to mirror the feel good attitude. He really enjoys being involved in politics and having a little bit of a say in how things go along in the town, at least 1/5th of a say. He has also been lucky to be educated along the way. He has had some very good experiences with township professionals such as Ragan Design, Scott who is a master at his craft, John and Ted. He hears people talk about improprieties in this town or back room deals. As one can see, this land process is done right out in the public. There are no back room deals going on.

People tied the committee to some trees recently cut down at the school. The committee has no involvement in the school's business. If the school needs help, the town is always here to help. There is a separation between the two entities.

16. BILL LIST

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

17. EXECUTIVE SESSION

A. RESOLUTION 2020-149-9 - Resolution to Enter into Executive Session

1. Acquisition of Property
2. Personnel

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

Motion to re-enter open session: Committeeman Clauss. Second: Committeewoman Schneider. All yes.

Mayor MacLachlan stated no formal action to be taken. There may be action at the next meeting.

18. ADJOURNMENT @ 8:42 P. M.

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

Respectfully Submitted,

Paula L. Kosko

Administrator/Municipal Clerk

OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA