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HAINESPORT TOWNSHIP COMMITTEE SPECIAL MEETING MINUTES

January 27, 2021

5:00 P.M.

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of January 27, 2021 with instructions for internet access was included in a meeting notice sent to the Burlington County Times and Courier Post On January 25, 2021 and advertised in the Burlington County Times on January 27, 2021, posted on the windows of the main entrances to the municipal building and on the township website on January 25, 2021 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 – Administrator Kosko** read a summation of the online meeting guidelines
2. **FLAG SALUTE**
3. **ROLL CALL** - present were Mayor Gilmore, Committeeman Levinson, Committeeman Clauss, and Committeeman Montgomery. Also present were Township Clerk/Administrator Paula Kosko, Attorney John Gillespie and Township Planner Scott Taylor. Committeeman MacLachlan arrived at 5:10 pm.
6. **COMMENTS FROM THE PUBLIC – Non-Ordinance Agenda items only**
(Comments are limited to 5 minutes)

No comments.

7. **ORDINANCES**

- A. **ORDINANCE 2021-2 – Adopting Redevelopment Plan for Certain Properties Known as Block 42, Lots 1, 1.01, 1.03, 2 and 2.01 also known as 1499 Route 38, 1513 Route 38, 1517 Route 38 and 1521 Route 38 (First Reading and Introduction) (Public Hearing and Final Adoption February 16)**

Township Planner Scott Taylor explained that this ordinance is the next step in what was started last May for the north side of Route 38, just west of the Mt. Holly By-Pass, to investigate these properties for revitalization. In May, the Township Committee asked the Planning Board to undertake a preliminary investigation as to whether or not those twelve parcels met the statutory criteria for redevelopment. The JLUB had a hearing on October 7, 2020 where they found that the statutory criteria had been met. On October 13th the Township Committee adopted a resolution naming that area the Rt. 38 - Mt. Holly By-Pass Redevelopment Area. The redevelopment **area** comprises of twelve parcels. The Redevelopment **Plan** involves *five* properties listed on the ordinance. The two largest properties are Atlantic Wood, where there are exceedances to NJDEP contamination standards and need to be cleaned up for the property to be redeveloped and the Hessert property located at the jughandle at Lawrence Boulevard. The jughandle frontage makes it nearly impractical for the property to be developed on its own. The other large property is the Nissan dealership. The JLUB will have hearing in February to see if the Redevelopment Plan is consistent with the Master Plan. **Mr. Gillespie** added that the reason it goes to the

Planning Board is that when the Governing Body introduces this ordinance, it becomes the new zoning ordinance for that site and it will establish new standards for uses. **Mr. Levinson** clarified with Mr. Gillespie that this ordinance would supersede the current zoning for the five parcels involved. Mr. Taylor said at the February 16th meeting we will have the conceptual drawings and more detail. We want to consolidate the Nissan properties and eliminate the dangerous stem driveway that exists from Route 38 to the Atlantic Wood site. We are also working with the NJDOT to change the jughandle on the Hessert property to a farside jughandle. This is about step five of a ten plus step process. Mr. Gillespie said this plan identifies the Governing Body as the Redevelopment entity who would have to approve any changes to the plan. Mr. Taylor said this could be a win-win situation. We improve a bad DOT jughandle, eliminate a bad access road that helps with traffic safety, the vacant Hessert property with Route 38 commercial frontage developed and we strengthen the economic viability of Classic Nissan by making their two properties contiguous. We also clean up the environmental exceedances on the Atlantic Wood property and make it into a modern industrial warehouse for distribution use.

Mr. Levinson asked if there would be rehabilitation opportunities for funding for the businesses along that strip. Mr. Taylor answered that this Redevelopment Plan focuses on the land swap and the driveways. Mr. Gillespie explained that the Governing Body will have the authority to enter into agreements with the businesses. Land is always assessed, but the improvement can be abated on each building. However, this ordinance only deals with the five parcels listed, not surrounding businesses.

Mr. Montgomery asked about the some of the other parcels. Mr. Taylor explained that the opportunities for synergy between them are not there right now. All the land owners are aware of the situation.

Mr. Clauss asked if the jughandles would line up. Mr. Taylor said they would.

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

8. RESOLUTIONS

- A. **RESOLUTION 2021-37-1** – Authorizing Competitive Contracting Process for Turf Grass Maintenance

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

- B. **RESOLUTION 2021-38-1** – Awarding Contract for the Bancroft Lane Improvement Project

Ms. Kosko explained that there are two projects for Bancroft Lane and they had to be bid separately. One is for base improvements and the other is for the stormpipe at 22 Bancroft Lane. The stormpipe project will most likely be subcontracted by the general contractor. The two grants (DOT 2019 and 2020) will fund the cost of the project with a little left over. This pipe has failed two times. This project will line the pipe so we do not have another failure.

Motion: Committeeman MacLachlan. Second: Committeeman Levinson. All yes.

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

No comments.

10. COMMENTS FROM THE ADMINISTRATOR

No comments.

11. COMMENTS FROM THE SOLICITOR

No comments.

12. COMMENTS FROM THE COMMITTEE

The Committee thanked Planner Scott Taylor for his presentation.

13. BILL LIST

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

14. ADJOURNMENT @ 5:37 P. M.

Motion: Committeeman MacLachlan. Second: Committeeman Montgomery. All yes.

Respectfully Submitted,

Paula L. Kosko

Administrator/Municipal Clerk

OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA