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HAINESPORT TOWNSHIP COMMITTEE MINUTES

July 13, 2021

7:00 P.M.

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of July 13, 2021 with instructions for internet access was included in a meeting notice sent to the Burlington County Times and Courier Post On January 6, 2021 and advertised in said newspapers on January 8, 2021, and January 9, 2021 respectively posted on the website and the bulletin board in the municipal building on January 9, 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. It is posted on main doors the Friday before the meeting and is on file in the Office of the Municipal Clerk.

1. CLERK'S ANNOUNCEMENT FOR REMOTE MEETINGS

2. FLAG SALUTE

- 3. ROLL CALL** – Present were Mayor Gilmore, Committeeman Clauss and Committeeman Montgomery. Also present were Township Clerk/Administrator Paula Kosko, Attorney John Gillespie and Planner Scott Taylor. Committeeman Levinson and Committeeman MacLachlan were absent.

4. MINUTES

A. APPROVAL OF REGULAR COMMITTEE MINUTES OF JUNE 15, 2021

B. APPROVAL OF EXECUTIVE SESSION MINUTES OF JUNE 15, 2021

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

5. REPORTS

A. Tax Collector – June 2021, 2nd Quarter Ending June 2021

B. Code Enforcement – June 2021

C. Fire Official – June 2021

D. Construction – June 2021

E. Emergency Services Reports – June 2021

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

6. DISCUSSION/PRESENTATION

Presentation by Scott Taylor regarding ORDINANCE 2021-6 – Adopting Redevelopment Plan for Certain Property Known as Block 103.01, Lots 1 and 8 and Block 113, Lot 4.05.

Scott Taylor explained the ordinance is adopting a redevelopment plan for the area known as the Longbridge Redevelopment Area. The plan has been examined by the Joint Land Use Board, explained and discussed with members of the public and that it will facilitate development by non-condemnation and provide new opportunities for economic growth for the community. The designated area includes parcels A, D and Q, as identified in the Plan and redevelopment area maps, which is predominantly known as the Longbridge Farms Property. The Plan has been prepared in accordance with the Local Redevelopment and Housing Law, it sets forth the basis for the goals for the redevelopment area, it has been determined to be consistent with the Master Plan and establishes modified zoning for the three parcels. This plan allows for 3 single family homes along Mt. Laurel Road, a majority of the Highway Commercial District would remain intact, but behind the single family homes, with access only by Hainesport Mt. Laurel Rd., will be a Townhouse Zoning District that would allow for up to 45 townhouses. This is set forth as a new zone known as the Longbridge Redevelopment Area Townhouse (LRAT) Zoning District. There will be a required 15% affordable housing set aside with the townhouse development. Standards are also set up for the Longbridge Redevelopment Area Highway Commercial Zoning District. The permitted uses have been expanded from the standard Highway Commercial Zoning District to allow for micro-breweries as well as conditionally-permitted uses including fast food and fuel service with convenience with significant landscape buffer and design. There will be an enhanced landscape and buffer plan for both the Townhouse and Highway Commercial Zoning Districts as well as lighting, maintenance requirements and the like. Also allowed in the Highway Commercial District are indoor recreation facilities under 10,000 sq. ft in area. Health and fitness facilities such as gyms, yoga studios, dance studios, and the like are included. All of this is to capitalize on the Route 38 corridor by stimulating ratable growth in the township. **Committeeman Montgomery** asked if full size restaurants, a level up from fast food, is allowed in the Highway Commercial area. **Scott Taylor** explained that the ordinance already allows for restaurants, He added that the Plan also allows for congregate care facilities such as a convalescent center or a senior living facility. **Mayor Gilmore** opened it up for any public comments. There were no comments.

7. COMMENTS FROM THE PUBLIC – Agenda items only (Comments are limited to 5 minutes) – No Comments

8. ORDINANCES

- A. **ORDINANCE 2021-6 – Adopting Redevelopment Plan for Certain Property Known as Block 103.01, Lots 1 and 8 and Block 113, Lot 4.05 (Public Hearing and Final Adoption)**

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

- B. **ORDINANCE 2021-7** – Amending Chapter 44 of the Code Entitled Affordable Housing to Reestablish Certain Requirements for Affordable Housing Development Fees **(First Reading and Introduction) (Public Hearing and Final Adoption August 10, 2021)**

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

- C. **ORDINANCE 2021-8** – Prohibiting the Operation of any Class of Cannabis Businesses within its Geographic Boundaries and Amending Chapters 77 and 104 of the Code of Hainesport Township **(First Reading and Introduction) (Public Hearing and Final Adoption August 10, 2021)**
Mayor Gilmore explains that even though we are prohibiting at this present time, we have formed our advisory committee and they are preparing for their first meeting as we speak.

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

- D. **ORDINANCE 2021-9** - Authorizing Long Term PILOT Agreement for Davenport Village **(First Reading and Introduction) (Public Hearing and Final Adoption August 10, 2021)**

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

- E. **ORDINANCE 2021-10** – Adopting a Redevelopment Plan for Certain Property Known as Block 24, Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04 and 12.05 **(First Reading and Introduction) (Public Hearing and Final Adoption August 10, 2021)**
Mayor Gilmore invites **Scott Taylor** to say a little bit about the ordinance. He explains that the JLUB did an investigation on the area of Marne Highway and the Mt. Holly Bypass and it was found that it met the criteria for an area in need of redevelopment. The redevelopment plan sets forth modified zoning that will permit a warehouse distribution with enhanced buffers and architecture reduce glare lighting at the intersection of Marne/Mt. Holly Bypass. **Mayor Gilmore** asks if there are any questions and there are not.

- F. **Motion: Committeeman Clauss. Second: Committeeman Montgomery.**
All yes

9. **CONSENT AGENDA RESOLUTIONS**

The items listed below are considered routine by the Township of Hainesport and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

- A. **RESOLUTION 2021-96-7** – Lien for Lawn Maintenance at 6 Applewood Court
Committeeman Montgomery comments that it is a shame that the property is not taking care of and if there were extended circumstances, we would want to hear about it but also explains that it is not fair to neighbors and the community when a property is not taken care of. **Paula Kosko** explained that most of the time properties like this are in the middle of foreclosure or bankruptcy and the Code Enforcement Officer does a phenomenal job at tracking down property management companies but it changes so frequently between banks, servicing companies and owners. This property has been vacant for about three years and this the third time the township has maintained it because the bank and/or property management company has been unreachable. We do lien the property \$300 each time the grass is maintained. Due diligence on our part with certified letters etc. has already been done so this resolution is for approval to place a municipal lien on the property.
- B. **RESOLUTION 2021-97-7** – Appointing Member to the Environmental Commission
- C. **RESOLUTION 2021-98-7** – Certification of the Annual Audit
- D. **RESOLUTION 2021-99-7** – Authorizing Issuance of Raffle Licenses to Our Lady Queen of Peace Church

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

10. **RESOLUTIONS**

RESOLUTION 2021-100-7 – Authorizing Execution of Event Agreement with XGLOsive LLC for Evening Tennis Event on August 14, 2021 at Municipal Park
Paula Kosko explains that this is through RCASA, every year the 5 sending towns collaborate to receive state funding for drug and alcohol awareness programs. Much of the money goes towards RVRHS events. We are one of 4 towns asked to host this year. For kids and adults, 2 1hour sessions, a lot of fun with music and drug prevention awareness theme. There is not financial contribution to it.

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

- A. **RESOLUTION 2021-101-7** – Authorizing Execution of Agreement with Civic Plus and Payment for Website Redesign
Mayor Gilmore states this is to update our website to make it user friendly.

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

- B. **RESOLUTION 2021-102-7** – Authorizing the Purchase of One (1) 2021 International 7400 with 2022 MV607 Chassis - Brush Hawg G-2224C Grapple Loader with Heavy Duty Dump Body From Hunter Truck Sales and Service Pursuant to a National Cooperative Contract Agreement with Sourcewell (Previously National Joint Powers Alliance) Contract #060920-NVS

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

- C. **RESOLUTION 2021-103-7** – Changing Employment Status of Full Time Finance Clerk to Part Time

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

- D. **RESOLUTION 2021-104-7** – Authorizing the Purchase of Two Hook/Roll-Off Containers for Hook Truck

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

- E. **RESOLUTION 2021-105-7** – Authorizing Execution of Escrow Agreement with CoreOne Industrial

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

11. BUSINESS

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

Motion: Committeeman Montgomery. Second: Committeeman Clauss.

All yes

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

Anna Evans, 63 Parry Drive – Said she was very pleased to see that there is a 15% affordable housing set aside in the redevelopment plan because this is what affordable housing should be. They should be right there with the other housing rather than in its, for a lack of a better word – ‘ghetto’, and this is a step in the right direction. She asked if the cannabis meeting advisory group would be reporting back to the us.

Mayor Gilmore explained that they would be reporting back to the township committee who would in turn report back to the public. Anna asked when the next opportunity is for the township to opt in on the cannabis business. **Mayor Gilmore** commented that we have not even adopted it yet. **John Gillespie** replied that there will be plenty of time to opt in. There currently is an August deadline for opting out but we are still waiting for state guidelines and hope the regulations get promulgated sometime by the end of the summer. **Anna** also commended Committeeman Clauss for calling in from his vacation and she wished Mayor Gilmore a Happy Birthday. **Mayor Gilmore** stated that Mr. Scott Taylor and Zoning Officer Kathy Newcomb are part of the Cannabis Advisory Committee and they will be talking about a lot of things. **Committeeman Montgomery** made the recommendation that everyone in

attendance at the meeting sing Happy Birthday to the Mayor. **All in attendance** sang Happy Birthday to Mayor Gilmore.

Mayor Gilmore invited **SSgt. Antennucci** to give his report at this time.

Ssgt. Antennucci reported that there was nothing major to report in town with regards to crime. There have been no issues with Tavern & Table and the troopers are still patrolling that area. The Tavern & Table staff have been very supportive of the troopers and thanked them for their extra patrols. In June, there were reports of a suspicious white male traveling around in a beige Nissan Altima in residential areas. He was approaching adult and juvenile females asking to use their phone and bathroom. There was no crime committed and has been no further reports or development of this matter since then. Just reminded residents to be mindful of their children and who they talk to. He also wanted to remind residents of the statewide trend of catalytic converters being stolen and be mindful of this. Troopers continue to make arrests and close out vehicle burglaries attributing to an interstate theft ring. The troopers attended Community Day and the Concert in the Park and are interested in the August tennis event.

13. COMMENTS FROM THE ADMINISTRATOR

Ms. Kosko said the Fiscal Year 2022 DOT Municipal Aid Grant was submitted on June 28th for Pulaski Avenue, Laurel Ridge and Fenimore Roads improvements. Our grant requested amount is \$498,000. The Green Acres grant application will be submitted tomorrow or Thursday which includes various municipal park improvements including trail flooding mitigation, concession stand and restroom upgrades and the installation of an internal walking trail loop so trail users can avoid entering school property during school hours. CGP&H has been helping with the grant but she would also like to thank Taylor Design Group, Scott Taylor and Steve Lennon for stepping up at the last minute, helping with gathering information, doing a site visit, taking pictures and writing portions of the grant. It was a lot more work than was anticipated and wanted to say thank you again. She also stated that public works employee, Jeff Crain, has submitted an extensive, thorough and very-well written and organized Sidewalk Assessment of all sidewalks in the township. She will be able to present the information at the August meeting. She would like to commend him on such a great job with this project. Committeeman Montgomery said he is stepping up very nicely in his new role and kudos to him. Ms. Kosko said that we have a meeting with the My Downtown App, which is for a mobile app for the project that we want to implement for the residents to be better connected to the township in another way other than the website. This is our second mobile app company we are meeting with and hopefully, we will have something to present at the next meeting for your consideration. She states that maybe the American Rescue Plan funding can be used for this. And finally, most importantly, Happiest of Birthdays to Mayor Gilmore.

14. COMMENTS FROM THE SOLICITOR

Mr. Gillespie said he went to the Burlington County BAR Association picnic a couple weeks ago and a couple of the attorneys and judges were talking about their pickle ball experiences and were unanimous in opinion on the superiority of

Hainesport's Pickle Ball Courts. **Committeeman Montgomery** said that Mike Golenda has helped start this craze a number of years ago and has worked with the kids and really helped push for this as well as many other people. **Mr. Gillespie** also wanted to join everyone else in saying Happy Birthday Mayor.

15. COMMENTS FROM THE COMMITTEE

Committeeman Montgomery wished Mayor Gilmore a happy birthday and wanted to wish his youngest daughter a happy birthday.

Committeeman Clauss also wished the Mayor a happy birthday. He said he is very happy with the public works department and they are doing a great job and thanked the Fire Company and EMS in Hainesport and everyone have a good night.

Mayor Gilmore thanked Jennifer for filling in tonight for Tara who couldn't be here and welcomed her, she is our newest permanent employee. We did have our first concert in the park and it was sponsored by Taylor Design Group with a huge turnout of about 300 people. The next concert is this coming Sunday, July 18th and it is the Charlie Zahn & Tad Marks group and it is sponsored by Parker McKay. Also the senior citizens have a meeting on July 22nd at the Street Building. The Senior Citizens Vintage Dance and Ice Cream Social is a new event for resident's age 55 years and older. It will be held August 13, 2021 at 6:30pm. Sign up by July 30, 2021. There is more information on the website or you can call Donna Casey at the township, ext. 121 for more information. This is in place of the Senior Citizens Prom that was two years ago and was a very successful event.

16. BILL LIST

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

17. ADJOURNMENT @ 7:48 P. M.

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

Respectfully Submitted,

Paula L. Kosko

Administrator/Municipal Clerk

OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA

Township Committee Meeting

July 13, 2021

7 pm

The public may electronically submit questions or comments to pkosko@hainestownship.com or in written letter form to the Clerk's Office at the Municipal Building (can drop in Tax Payment Drop Box as well) no later than 4pm the Monday prior to the Committee Meeting. Name, address and phone or email must be included. Previously submitted questions or public comment shall be read aloud and addressed during the public meeting. Duplicated written questions or comments may be summarized and shall be done consistently.

To eliminate background noise so that all meeting participants can hear, please mute your microphone and remain in listening mode only. The Clerk will place all remote attendees on this platform on mute as well. During public comment period(s), the Clerk will unmute all remote participants. If you do not have a question or comment, please manually re-mute your microphone. The Clerk will manage the remote users for public comments. All remote users must state their name and address at the beginning of his/her public comment.

Should a member of the public that is using the GoToMeeting platform become disruptive, that person will be kept on mute and warned that continued disruption may result in being prevented from speaking or removed from the remote meeting. If time permits, the disruptive individual shall be allowed to speak after all other members of the public have been given the opportunity to speak.

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Access Code: 462-030-829

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2. YouTube Live

Tonight's meeting will also be available for live viewing on Hainesport Township's **YouTube Live** channel:

Search on YouTube – Township of Hainesport Live Stream

*Public questions or comments will not be responded to on YouTube Live. Please use the GoToMeeting platform for all remote communication.

The governing body requests that **questions or comments on agenda items be directed to the Administrator/Municipal Clerk by 4pm on the Tuesday of the meeting**. All questions and comments will be considered by the Township Committee and entered into the official minutes of the meeting.

Individuals calling into the phone number or accessing from a computer will be able to fully participate in the meeting. However, all persons calling in will be asked to place their phones on mute unless speaking and being recognized to speak during a Public Hearing or Comments from the Public. A non-public dial in number will be used if executive session is required.