

**TOWNSHIP OF HAINESPORT
JOINT LAND USE BOARD**

RESOLUTION NO. 2026- 08

**RESOLUTION ADOPTING FINDINGS AND
RECOMMENDATIONS TO
HAINESPORT TOWNSHIP COMMITTEE
FOLLOWING REVIEW OF ORDINANCE 2026-4**

WHEREAS, Hainesport Township Committee has introduced on February 10, 2026, Ordinance No. 2026-4 entitled:

**AN ORDINANCE BY THE TOWNSHIP OF HAINESPORT,
AMENDING CHAPTER 104, THE LAND USE CODE OF THE
TOWNSHIP OF HAINESPORT, ARTICLE VII ZONING
DISTRICTS, TO CREATE A NEW ZONING DISTRICT TO BE
KNOWN AS THE AH-3 ZONING DISTRICT AT SECTION 104-48.3
AS SET FORTH HEREIN, AND TO REZONE LOT 12.04 IN
BLOCK 24.02 IN ACCORDANCE WITH THE NEW AH-3 ZONE.**

WHEREAS, Ordinance 2026-4 has been referred to the Hainesport Joint Land Use Board for review in accordance with the provisions of N.J.S.A. 40:55D-26 of the Municipal Land Use Law and

WHEREAS, the Hainesport Joint Land Use Board has reviewed Ordinance 2026-4 as referenced herein and has heard the presentation and comments on the Ordinance adopted to create a new AH-3 Zone and to rezone specific property as identified in the title, and, regarding consistency of the said Ordinance with the objectives of the Hainesport Township Master Plan;

NOW, THEREFORE, the Hainesport Joint Land Use Board makes the following report to the Township Committee as required by N.J.S.A. 40:55D-26: This Board determines that Ordinance 2026-4 is not inconsistent with the objectives of the Master Plan and does not recommend any additions or modifications to the Ordinance.

NOW, THEREFORE, be it resolved this Resolution is adopted by the Hainesport Joint Land Use Board effective March 12, 2026.

DATE: *March 9, 2026*

MOTION TO APPROVE

YES NO

- GILMORE
- KOSKO
- MORELLI
- TRICOCCI
- R MURPHY
- C MURPHY
- MICAI
- MCKAY


 THOMAS MCKAY, III
 JLUB CHAIRMAN


 PAULA TIVER,
 BOARD SECRETARY