

**Springfield Township Planning Board Meeting
February 17, 2015**

Chair Jacques called the meeting to order at 7:00 p.m. and led the salute to the Flag.

The Chair read the Open Public Meetings Statement. "Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Springfield Township Planning Board in the following manner on January 7, 2015;

- a. Posting written notice on the official bulletin board at the Municipal Building, Jobstown, N.J.
- b. Mailing written notice to the Burlington County Times and Register-News.
- c. Filing written notice with the Clerk of Springfield Township.
- d. Mailing written notice to each person who has requested copies of the regular meeting schedule and who has prepaid any charges fixed for such service.

Roll Call:

Jo Jacques, Chairperson	Present
Anthony Marinello	Absent
John Hlubik	Present
Bernard Dunn	Absent
Theresa Nicholson	Absent
William Bauma	Absent
Stephen Makuka	Present
William Pettit, 1 st Alternate	Present
Michael Welsh, 2 nd Alternate	Absent

Also present were Board Solicitor Denis C. Germano, Esq. and Board Engineer Jeffrey S. Richter, PE, PP of Lippincott Jacobs Consulting Engineers

Minutes:

January 20, 2015

Chair Jacques called for approval of said minutes. Mr. Hlubik motioned to approve the minutes, seconded by Mr. Pettit.

All in favor: Hlubik, Pettit, Makuka, Jacques

Opposed: None

Abstain: None

Applications:

#1-15 –Robert T. Dyson, Block 901.01, Lot 10

Minor Subdivision & Variances

Jonas Singer, Esq. – Applicant Attorney

Robert T. Dyson – Applicant

Mr. Singer Introduced himself to the Board along with introducing Mrs. Robert Dyson. Mr. Singer requested to have Mr. Richter read his January 19, 2015 review letter. Mr. Richter indicated that the applicant submitted application for a Minor Subdivision to subdivide Block 303, Lot 22.02 into 2 lots. The existing property contains 58.71 acres and is located in the southeastern corner of the existing property and would contain 1.545 acres. The remainder Lot 22.02 would contain 57.16 acres.

Mr. Richter read through the Completeness Review section in full including the notice is in order. All 5 items were deemed complete. With that being the case, Chair Jacques called for motion to deem the application as complete. Mr. Hlubik motioned, seconded by Mr. Makuka.

All in favor: Hlubik, Pettit, Makuka, Jacques

Opposed: None

Mr. Richter further read his review letter pertaining to the Zoning Section and Plan Comments Section.

Mr. Germano swore in Mr. Dyson, property owner of Block 303, Lot 22.02. Mr. Dyson testified that he works for a nursery in South Jersey which supplies Home Depots with merchandise. Mr. Dyson indicated that he has worked his farm on his property and it's been in the family for years. The reason for subdividing is because he and his children no longer farm the land so they want to separate out the house from the farmland so he can subdivide the land for his children later in life. Mr. Dyson's intent is to have the remaining property remain as farmland. By subdividing this property to 10 acres would take away from the agricultural use but Mr. Dyson has no desire to farm it being his fulltime job keeps him very busy. There are no proposed improvements to the farm house or the land where it resides. The result is just changing the lot lines.

Mr. Dyson reviewed Mr. Richter's January 19, 2015 review letter and commented regarding the Zoning Sections first item pertaining to the lot width of 180' should state 1,800' because the farm is about a ½ mile deep. Mr. Richter physically pointed out a different piece of land on the plan of where the 180' width is located. Other than that, no further comments or questions from the applicant or Mr. Singer.

Mr. Germano asked Mr. Dyson if he's renting the farm now. Mr. Dyson replied as yes. Mr. Germano asked if he's renting the land to the owner of the preserved farm next to his land and Mr. Dyson replied as no. Chair indicated that Mr. Dyson has a depth of 225' for the lot when 400' is required. What particular reason is Mr. Dyson asking for the variance when it would be very easy to make it a 400' deep lot? Mr. Singer replied that the 400' depth contemplates a 10 acre tract so all those setback requirements are based on a 10 acre parcel. The applicant is going more than ½ even though the proposed lot is only 1.5 acres. Mr. Pettit asked how this would fit the Master Plan. Mr. Germano responded that there is a line in the Master Plan that doesn't exactly apply to this but it is the closest to this situation. Usually people come before the Board to cut a lot off before going into preservation and when they do that, they're proposing lots like this...vastly undersized lots. In the Master Plan, we tell ourselves to look favorably upon those applications because you're keeping more land in agriculture. The difference here is that the remainder of the farm will not be preserved. The same principal is involved here but the applicant is still free to subdivide. Therefore the applicant has advanced to meet the positive criteria by keeping as much land as possible for farming.

Chair questioned the applicant in regards to Mr. Richter's comment regarding the plan indicating there weren't wetlands in the notes but the map clearly shows wetlands exist on that property. Mr. Singer was not sure which was correct so he indicated that the surveyor is in the process of revising the plans. Being there are no contemplated improvements, the existing wetlands will not be impacted per Mr. Singer.

Mr. Germano asked if the long lane is part of the remainder. Mr. Dyson and Mr. Singer both replied as yes. Mr. Germano further inquired of what property it serves. Mr. Dyson replied as the balance of the tract and it goes back to lot 26. Mr. Germano indicated that lot 26 is land locked except for this easement. Mr. Dyson responded as yes. Mr. Richter asked if this lot is preserved and Mr. Dyson replied as yes. Mr. Germano asked if the applicant's driveway is also in the same lane and Mr. Dyson replied as yes...it's shared. Three lots will actually share the driveway being the owner of lot 26, the house lot and the remainder lot. Mr. Dyson indicated that his family has been using it since the 40's. Chair indicated that in the past, 2 lots were already cut off the front. Mr. Dyson agreed and gave brief overview of it. Chair Jacques further indicated that a variety of lot sizes exist along that road. The character of the area is not affected. Mr. Germano stated to Mr. Singer that he will need to do an easement with agreement from Mr. Singer.

Chair Jacques asked the Board for any other questions. Being no other questions, Chair opened the floor to public comment.

- Mr. Edward Ryan owns the back piece of land. Mr. Germano swore in Mr. Ryan. Mr. Ryan asked the applicant if he subdivides, will the back land automatically become farmland. Mr. Singer replied as no. Mr. Ryan then asked if the land will stay zoned as 10 acre lots. Mr. Singer replied as yes.

Being no further public comment, Mr. Hlubik motioned to close, seconded by Mr. Pettit.

All in favor: Hlubik, Pettit, Makuka, Jacques

Opposed: None

Chair Jacques asked the Board for any other questions or comments. Chair indicated as of today, it's a 58.7 acre parcel and we're talking about cutting off 1.5 acres. The reality is that although we hope that this would stay farmland but even if it did not, cutting off the 1.5 acres would not change the number of lots the property could potentially be created at 10 acres in the future. So in that sense, it has no serious impact on the zoning plan. Also it would make the remainder more sellable to a farmer because he would not have to carry the house. Mr. Germano asked if the surveyor will set the corners or will the applicant post bonds. Mr. Singer replied the surveyor will set corners. Mr. Pettit indicated that the land has never been preserved and there are 10 acre lots there, then "let 'er go". Mr. Germano further stated that there's no harm to the zoning plan.

Mr. Pettit motioned to approve the application with the variances as the applicant requested for lot size and depth, seconded by Mr. Hlubik

Roll Call:

All in favor: Hlubik, Pettit, Makuka, Jacques

Opposed: None

Resolutions:

#2014-07 –KJDS Ice, Inc., (Kristina Dera), Block 901.01, Lot 10

Minor Site Plan Review & Bulk Variances

Chair Jacques called for approval of said resolution. Mr. Hlubik motioned to adopt said resolution, seconded by Mr. Pettit

All in favor: Hlubik, Pettit, Makuka, Jacques

Opposed: None

#2014-08 –Columbus Farmers Market, LLC, Block 801, Lot 4.01

Site Plan Waiver

Chair Jacques called for approval of said resolution. Mr. Pettit motioned to adopt said resolution, seconded by Mr. Makuka

All in favor: Hlubik, Pettit, Makuka, Jacques

Opposed: None

Other Business:

Chair Jacques indicated that the Council would like the Board to move forward with the Farm Labor Housing and that will be taken up in the next couple of meetings

Public Comment:

Chair Jacques indicated no public present for Public Comment.

Adjournment:

Mr. Pettit motioned to adjourn, seconded by Mr. Makuka Motion carried unanimously. Meeting adjourned at 8:04 pm.

Respectfully submitted,



Susan A. Minock
Planning Board Secretary