

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

Chair Jacques called the meeting to order at 7:30 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	Present
Theresa Nicholson	Present
William Bauma	Present
Stephen Makuka	Present
William Pettit, 1 st Alternate	Absent
Michael Welsh, 2 nd Alternate	Present

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

Minutes:

February 17, 2015

Chair Jacques indicated on page 3, the "other business meeting" ...should be "meetings." Mr. Hlubik motioned to approve the amended minutes, seconded by Mr. Makuka

All in favor: Hlubik, Makuka, Jacques

Opposed: None

Abstain: Bauma, Dunn, Nicholson, Welsh

Applications:

**#2-15 –Richard Lima & All in One Goods & Services Enterprises, Inc., Block 1201, Lot 33.02
Request for Site Plan Waiver**

Ted Costa, Esq. – Applicant Attorney

Richard Lima – Applicant

At 7:34pm, Mr. Hlubik recused himself from the dais being he is a property owner within 200'. Mr. Costa introduced himself to the Board and he wished everyone a Happy St. Patty's Day. Mr. Costa proceeded to give overview of the application. He represents Mr. Richard Lima, owner of All in One Goods and Services Enterprises, Inc. where Mr. Lima markets estates and jewelry. Mr. Costa indicated that an old site plan was distributed to the Board being there is not that big of a change. The sole change to the property is bringing a retail use to the front part of the existing building. Presently, it is all consisting as a warehouse. The area is already zoned as Retail, however, at the time when the owner acquired the property, it was not zoned as Retail 1 and retail was not allowed in that zone but it has since changed. Mr. Costa introduced Mr. Lima to the Board.

Mr. Germano swore in Mr. Lima. Mr. Lima is the sole owner of the company and he already deals in sales of gold, jewelry, antiques and general merchandise and would like to bring these types of sales to Springfield. Mr. Lima continued to describe the location as 2 front rooms; one room to be a retail room and the other as electronic sales also known as internet sales. The rear warehouse area would hold the merchandise and eventually be opened for retail sales and wholesale. Mr. Lima is also a Flea Market dealer at the Columbus Farm Market. He described a floor plan to the Board. Mr. Lima indicated that the internet room will not be open to the public. This is only for online sales also known as E-Trade area involving a small photography area to photograph small merchandise. An area will be created for packaging and shipping with a computer for labeling. Mr. Lima described the 2 sections of the warehouse of one section being the owner and the other as being Mr. Lima's. There will be no changes to parking and lighting. The sign area will be changed on the existing sign; no freestanding signs. The hours of operation will be noted as regular hours to be 10 am to 6pm and the summer hours as 10am to 7pm. The days open will be Monday to Saturday. They will not be open at night for safety reasons. The number of employees may be up to 5 possibly. As the back expands, the number of employees could grow by 2 or more. The interior changes with Township approval will entail a wall between the rear and front warehouse which is a nonstructural wall. Mr. Lima gave description of the surrounding businesses.

Mr. Richter further read his March 3, 2015 review letter in full.

Under the Zoning Section, item #3, if trash pick up is necessary, Mr. Lima will contract a firm for trash pickup but he indicated the only trash would be generated by the employees and he would take the trash off site. As for the recycling, he uses everything and if any were to be left over, he would dispose at the township facility. Item #8, the signage would be brought before the Board if not in conformance.

Under the General Comments Section, item #4 pertaining to the poor condition of the existing pavement, Mr. Germano told the applicant to have the Landlord fix the parking lot. Mr. Costa indicated that they will bring it up to the Landlord regarding site maintenance. Mr. Richter indicated that item #5 needs to restriping and a new ADA sign.

Chair asked about delivery to get merchandise on and off the site. Mr. Lima responded that he has a 14' box truck and there would UPS or Fed Ex but not regular deliveries in and out. Mr. Germano asked about Mr. Lima's Sunday business at the Market. Mr. Lima responded that he buys antiques and then he and his wife sell at Columbus Market. Mr. Richter asked about restrooms. Mr. Lima responded there are 2 restrooms; one in the front office and one in the warehouse.

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

- Mr. Maurice Power, the next door owner, came forward. Mr. Germano swore in Mr. Power. Mr. Power indicated that on the original site plan, there is a garbage disposal behind the fence on the left side and he has a plan where it was approved. Mr. Power stated that he had something similar on the right side.

Mr. Costa summarized the application discussed. He requested for a Waiver of Site Plan. Mr. Germano indicated that a Waiver of Site Plan is appropriate when there is no increase or impact in the amount of parking; change in lighting; circulation changes. In this case, there are fewer employees than the original business of Dynatec and fewer deliveries. The usual requirements of a Site Plan Waiver are met with the exception of the parking lot. It needs to be resurfaced for public safety.

Chair Jacques indicated that the trash item be given a waiver. Waive buffering requirement. Mr. Dunn expressed it is a good use and will fit fine but his concern is the other side where Allied moved in with E-Sales. In the beginning, it was E-Sales but now has moved in vehicles and equipment from his other business and he will look into it so it does not affect this applicant and for the record, the trucking and equipment is not due to this applicant.

Mrs. Nicholson motioned to approve the application for the Site Plan Waiver and the waiver on the trash and recycling facility and the parking lot is to be resurfaced, seconded by Mr. Dunn

Roll Call:

All in favor: Dunn, Nicholson, Bauma, Makuka, Welsh, Jacques

Opposed: None

At 8:15pm, Mr. Hlubik returned to the dais.

Resolutions:

#2015-01 –Robert T. Dyson, Block 901.01, Lot 10

Minor Subdivision & Variances

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

All in favor: Hlubik, Makuka, Jacques

Opposed: None

Correspondence:

- Moose Run Development LLC: Mr. Richter

Chair asked if any questions on this letter. No questions from the Board.

Other Business:

- Farm Labor Housing

Chair Jacques indicated that in past discussions and expanded upon:

- Farm Labor Housing is a good thing and it's something they would want.
- As far as the specification of the amount of housing that should be provided should be left up to the businessman/farmer what he needs. The farmers will not build housing that they do not need.
- The Board doesn't want the farmers to rent out space to other farmers. The people in the housing had to work on a farm in the farm unit.
- Single family home vs Dormitory and permanent employee vs seasonal. It's appropriate to provide dormitory housing for seasonal employees. However permanent employees might have family so single family housing for that type of situation would be appropriate. Dormitories can be used year round for those without family members. It's primarily seasonal workers in a dormitory.
- Permission for extra homes as Ellis Farm. Duplex and triplex situations were discussed.
- Limitation of the number of year round units was discussed and determination was no limit on the number. No renting out of units.
- Single family home with person working on farm and spouse working outside the farm. Mr. Germano indicated that the last SADC meeting had a situation. Husband and wife, one worked on farm and one off farm had 51% of the income was generated by the farm so they were legal. It's verified with income tax returns. This could be a condition of occupancy in the ordinance. If workers disband, no renting. Taxes are still paid if no longer used. Does the dorm add value to the farm?
- Current ordinance permits multiple dwellings on a commercial farm per Mr. Dunn.
- Rentals on a property before 1988 were permitted so farmer can continue to rent being grandfathered in to do so.

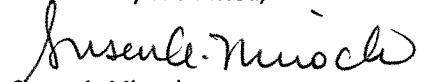
Public Comment:

Chair Jacques opened the floor to public comment. Being no public comment, Mr. Makuka motioned to close, seconded by Mr. Dunn. All in favor.

Adjournment:

Mrs. Nicholson motioned to adjourn, seconded by Mr. Dunn Motion carried unanimously. Meeting adjourned at 8:47 pm.

Respectfully submitted,



Susan A. Minock
Planning Board Secretary