

**Springfield Township Planning Board Meeting
May 19, 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	Present
John Hlubik	Absent
Bernard Dunn	Present
Theresa Nicholson	Present
William Bauma	Present
Stephen Makuka	Present
William Pettit, 1 st Alternate	Present
Michael Welsh, 2 nd Alternate	Absent

Also present was Board Solicitor Denis C. Germano, Esq.

Minutes:

April 21, 2015

Chair Jacques called for motion to approve said minutes. Mr. Bauma motioned to approve the minutes, seconded by Mr. Pettit.

All in favor: Jacques, Marinello, Dunn, Bauma, Makuka, Pettit

Opposed: None

Abstain: Nicholson

Application:

#3-15 –Sherjung Benipal, Block 701, Lots 1 & 2

Minor Site Plan Waiver

Chair Jacques announced the application will be carried to the next meeting scheduled for June 16, 2015 and applicant will still need to notice.

Application Review and Report for pending Zoning Board Application:

Zoning Board #1-15 – Kwang Koo Yoo, Block 701, Lot 10.01

Use Variance for Agricultural Labor Housing

Mr. Germano stated that he suggested this to the Zoning Board Chair because this is the hardest type of variance to get and he was not sure that the Zoning Board is aware that the Planning Board is reviewing the Ordinances to allow for this type of housing.

Ms. Jacques said that the Applicant is going to convert this barn into farm labor housing. Mr. Marinello questioned whether this is the barn that was recently built and added that it may be too close to the house and Mr. Dunn

responded that he believes this is the older barn. Mr. Bauma stated the building used to be a two story chicken house. Mr. Pettit stated that it would be more of a boarding house and he does not know why they would need housing of this size for farm laborers for the amount of land that will be farmed. It was discussed that the applicant may be acquiring other properties in the area to farm as well.

Mr. Marinello asked if there are any current violations for people living there illegally and Mr. Dunn responded not to his knowledge. He added that he had problems at another property that this applicant owned with him having people living in trailers but when Mr. Dunn approached the Applicant he was very cooperative and got rid of the temporary housing.

Ms. Jacques stated that this matter is more about the type of housing the applicant wants to have as opposed to who is trying to put it there.

Mr. Dunn stated that this owner has been very easy to deal with and he added that the applicant told him he was thinking about purchasing the zoo.

Ms. Jacques commented that from the drawings it appears to be the type of housing that the Planning Board has been discussing and Mr. Germano added that it also uses an existing building.

Mr. Germano asked about the caretaker housing since this was not part of previous discussions the Board has had about the Farm Labor Housing Ordinance. Mr. Marinello asked if we are requiring a home to be on the site of the farm where farm labor housing is being proposed and Ms. Jacques responded that was not discussed as a requirement. Mr. Germano added that most farms are farmed by lease and Mr. Pettit added that farming has changed so much over the years. Mr. Dunn did ask if the caretaker will be year round and Mr. Germano responded that they have not appeared before the Zoning Board but it appears the caretaker would be year round. Ms. Jacques added that we did not want to dictate how much housing the farmer had for labor and Mr. Marinello added that as long as the laborers are working on his farm and not being rented out.

Ms. Jacques stated that the Board tonight is just reviewing the application to see if it is consistent with the discussions the Planning Board is having regarding farm labor housing and report to the Zoning Board as to that aspect only.

Ms. Jacques asked how we want to report back to the Zoning Board. Mr. Germano stated that the Planning Board has been talking about this dormitory type housing, as well as allowing for a year round caretaker and these workers have to work as part of the farming unit and that it was also discussed that they would need to get Site Plan approval for the dormitory housing. Mr. Germano stated that the Board did not get much into what would be required as part of the Site Plan. Mr. Bauma has one concern about fire escapes and Mr. Germano responded that would be the Construction Code Official's jurisdiction. Mr. Makuka asked if this would fall under apartment regulations and Mr. Dunn responded that it may and we may not even be able to inspect the housing. Mr. Germano added that there are Federal Regulations that also regulate this type of housing and the regulations are focused on how much space is provided for each person. Mr. Marinello asked if there is any way to regulate how many people are actually living there and Ms. Jacques responded that would be an enforcement issue.

Mr. Makuka has a concern about the caretaker's apartment and asked if we should put in the Ordinance a restriction as to how many people can live per square footage and Mr. Germano responded that Springfield Township has adopted the State Housing Code which regulates how many people can live in a home and that would be an enforcement issue. Mr. Germano added that we would just have to put a reference in the Ordinance to the State Housing Code for this issue. Mr. Germano stated that in the Zoning Board resolution if approved he would make a note to put the same reference to the State Housing Code in the resolution. Mr. Dunn stated that we have to give them a vehicle to do this type of housing right and if they do it wrong we can violate them.

Mr. Dunn asked if for some reason there is no longer a need for this housing would there be any alternate use and the Board agreed that there would be no alternate use. Ms. Nicholson asked what if they want to turn it into a single family home and the Board agreed they would be able to do that because it is allowed in the Ordinance.

Mr. Germano said that the Zoning Board meets before the next Planning Board meeting so he would like the Board to appoint a person or two to review Mr. Germano's report before the next meeting and approve it prior to the Zoning Board meeting. Mr. Dunn stated that there is a women who owns several farms in town and she is in the process of purchasing Norman Wong's farm on Saylor's Pond Rd. and she is buying it for the purpose of farm labor housing for her brothers and he has stressed to her that they are single family dwellings and she can't use them as a boarding house. The Board agreed to allow Ms. Jacques and Mr. Dunn to review the report.

Correspondence:

- None

Other Business:

- None
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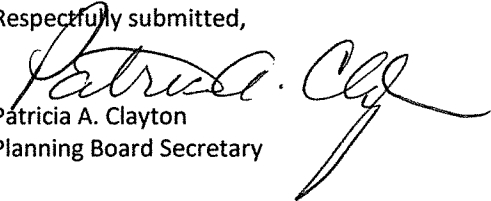
Public Comment:

No public in attendance

Adjournment:

Mrs. Nicholson motioned to adjourn, seconded by Mr. Bauma. Motion carried unanimously. Meeting adjourned at 8:15 pm.

Respectfully submitted,


Patricia A. Clayton
Planning Board Secretary