

**Springfield Township Planning Board Meeting
July 21, 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 6, 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	Present

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

Minutes:

May 19, 2015

Chair Jacques called for motion to approve said minutes. Mr. Bauma motioned to approve the minutes as corrected, seconded by Ms. Nicholson.

Mr. Dunn stated that on the second page in the paragraph where Mr. Marinello asks if anyone is living there, Mr. Dunn responded not to his knowledge.

All in favor: Mr. Marinello, Mr. Dunn, Mrs. Nicholson, Mr. Bauma, Mr. Makuka, Mr. Petit, Ms. Jacques

Opposed: None

Abstain: None

Correspondence:

Ms. Jacques stated that there was a letter from Mr. Richter regarding the changes on the Gilbert Road project with respect to the house. Mr. Germano stated that they are also requesting to wait until the fall to do some of the planting for the buffering.

Signing of Deeds and Plans:

Other Business:

- Discussion Farm Labor Housing

Mr. Germano presented a memo to the Board regarding the farm labor housing and included a sample Ordinance from the CADB

Memo

YEAR ROUND HOUSING

1. Minimum Lot Size- Mr. Germano stated that the Board must decide on how small of a lot/farm the Township would be willing to allow someone to have this type of housing. Mr. Marinello asked the definition of a farm and Mr. Germano responded that the minimum acres you need to have a farm is 5 acres and Mr. Marinello thought this should be the same for the minimum lot for the labor housing.. There was further discussion regarding the minimum acres needed and whether that includes the house. Mrs. Nicholson stated that you have to have 5 acres dedicated to just farming to qualify under the new farmland assessment regulations. The discussion continued and the Board discussed that a property owner would really need about 7 acres to qualify as a farm. Mr. Pettit stated that it should be 10 acres and Mr. Marinello feels that we already have smaller farms that qualify as a farm under 10 acres and they should not have to go to the Board if they want labor housing. Ms. Jacques stated that if it is a qualifying farm and they can continue to qualify that after the housing is built then that is the normal.
- 3 Setbacks -The Board agreed that the setback requirements outlined in the memo would work just fine. Mr. Germano also confirmed with the Board that they do not want to allow mobile homes as labor housing. Mr. Germano asked how the Board wanted to handle setbacks for duplexes and the Board agreed the setbacks should be the same as for single housing.
- 4 Height Limitation - Mr. Germano stated that North Hanover's Ordinance has a maximum 50 foot height limitation and the Board did not want 50 feet as the limitation. The Board agreed that it should be the same as for a home which is 35 ft. The Board discussed that in the AR-10 zone the limitation is 35 ft. but there is an inconsistency in the Ordinance and some places it is 30 f. The Board felt it should be consistent in all zones and the Board asked the Solicitor to prepare a memo to Township Council recommending that the height limitation be looked at as well.
- 5 Building separation - Mr. Germano stated that we are still discussing single family homes and he is recommending 50 ft. for the building separation because this is the normal in the AR-10 zone. Mr. Germano added that the separation requirements for farm buildings would remain that the same. The Board agreed to no less than 50 ft. separation between buildings.
- 6 Density - Mr. Germano explained that this relates to the single family year round homes. The Board discussed that now on a farm you can build more than one house and there was concern expressed that if density was limited in the Ordinance it would no longer allow for the farmer to build multiple homes on their property. Mr. Dunn asked what density the CADB recommended and Mr. Germano responded only one. Mr. Dunn asked why they made this recommendation and Mr. Germano responded that they do not give a reason why in the sample Ordinance. Mr. Dunn asked what is one unit and Mr. Germano stated that a duplex would be two units. Mr. Germano said that a farmer may want one single and a duplex and is that okay. Mr. Dunn asked what the definition of a unit is and Mr. Germano responded that it would be an apartment or single family. Ms. Jacques stated that the more homes you put on the property you would be cutting into the farming operation. Ms. Jacques added that each unit needs its own septic. It was discussed that farm labor housing cannot be changed over to regular housing once there is no longer a need for labor housing. Mr. Germano stated that by having a requirement that each building has its own septic then that alone would limit how many the farmer may want to build. He added that the problem occurs when a new owner takes over and now you have maybe three single family homes on a farm. Mr. Marinello asked how they will be taxed and it was discussed that they will be taxed as a normal house and this would also affect how many homes a person will build. Ms. Jacques stated that she feels economics will limit it and Mr. Makuka added that it can't be rented out either.

SEASONAL HOUSING

Mr. Germano stated that this would be temporary housing and not year round.

6. Density - Mr. Marinello is weary to set an unlimited amount of housing that can be built for the seasonal housing. Ms. Jacques stated that we have said all along that we don't want to dictate how much housing a farmer will need. Mr. Germano stated that you are only allowing housing for labor on a farming unit. Mr. Marinello expressed concern over enforcement. Mr. Bauma stated that the Ordinance could allow for one dormitory and then if more are needed they would have to come to the Board and show that need. Mr. Marinello said that in the sample Ordinance need is not defined. Mr. Dunn expressed concern that we have no idea how much labor a farmer may need. Ms. Jacques added that it is hard to set a number because each farm may require a different a number of laborers. It was discussed that if the farm was leased out then the person leasing the farm can use the housing for their farming unit and it was further discussed that the entire farm would need to be leased not just the housing. The Board agreed not to limit the number by setting density requirements.
- 3 Setbacks - The Board discussed a setback of 150 ft. as recommended in the CADB sample Ordinance. Mr. Marinello expressed concern that if your house is 20 ft. from the property line and the adjacent property owner builds a three story dormitory building 150 ft. from your property line it would not be aesthetic to look at, he feels this would be too close. Mr. Dunn asked if they would need a site plan and it was discussed prior that they would need a site plan. Mr. Marinello feels the setback should be 300 ft. from all property lines. The Board discussed that this would really limit who could build this type of housing if a farmer has a smaller farm. Ms. Jacques also mentioned that septic will limit how big these dormitories can be. Ms. Jacques added that we can think about this and make a determination later. Ms. Jacques stated that if you have over so many gallons of flow you will need a special permit from the DEP. Mr. Bauma asked what North Hanover's Ordinance says and Mr. Germano responded it is 200 ft. from the street and 150 ft. from the adjacent property.
4. Height - The Board felt 35 ft. should be the maximum.
5. Building Separation - The Board discussed whether they would want more separation between these dormitory style buildings and it was decided that they would like to keep it the same as for the single family home
6. Density - The Board agreed that it is up to the farmer and the Board would like to make it easier for the farmer.

Mr. Germano did not mention impervious coverage in the memo and he added that he would suggest using what is in the Ordinance.

Mr. Germano would like to go through the Ordinances we have and before the next meeting have a memo on some of the issues such as what defines need. He mentioned that we have farms that qualify for farmland assessment but are not considered a commercial farm. Mr. Marinello stated that it is nice to put these numbers in that define how many hours a worker can work but how can we enforce that and Ms. Jacques responded that you have to have the numbers to give the Zoning Officer something to point to.

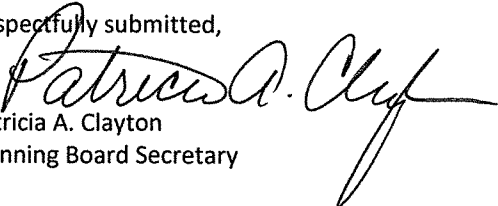
Public Comment:

No one from the public wishing to comment, Mr. Marinello made a motion seconded by Mr. Bauma. All in favor. Motion carried.

Adjournment:

Mr. Marinello motioned to adjourn, seconded by Mr. Dunn. Motion carried unanimously. Meeting adjourned at 8:45 pm.

Respectfully submitted,


Patricia A. Clayton
Planning Board Secretary