

**Springfield Township Planning Board Meeting  
May 17, 2016**

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 10, 2016;

- 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	Present
William Bauma	Present
Stephen Makuka	Absent
William Pettit, 1 <sup>st</sup> Alternate	Absent
Vacant, 2 <sup>nd</sup> Alternate	

Also present were Board Solicitor Denis C. Germano, Esq. and Board Engineer Jeffrey Richter, PE, PP of Banc3, Inc.

**Minutes:**

March 15, 2016

Mr. Bauma indicated the Roll Call for attendance stated he was absent but he was actually present. Chair called for motion for corrected minutes. Mr. Bauma motioned to approve the corrected minutes, seconded by Mr. Hlubik. Motion carried unanimously.

**Informal Site Plan Review:**

Recklesstown Farm Distillery LLC., Block 1001, Lot 1.01

Informal Site Plan Review re: Applicant's pending CADB application

- Review Letter from Jeff Richter

Applicant Engineer: Scott Williams

Applicant: John Probasco

Mr. Germano distributed laws and regulations for distillery licensing and procedures to the Board. Mr. Germano reviewed the documents with the Board that he had outlined as follows:

- Craft distillery license: the holder of this license shall be entitled to manufacture not more than 20,000 gallons of distilled alcoholic beverages.
- The holder of this license shall be entitled to sell this product at retails to consumers on the licensed premises of the distillery for the consumption on the premises, but only in connection with a tour of the distillery, and for consumption off the premises in a quantity of not more than five liters per person.
- Notwithstanding the provisions of any municipal ordinance, the operator of a commercial farm which conforms to agricultural practices recommended by the SADC and adopted pursuant to the provisions of the "Administrative Procedure Act," may process and package the agricultural output of the commercial farm; and provide for the operation of a farm market, including the construction of building and parking

areas in conformance with municipal standards. The Township's parking standards apply per Mr. Germano.

- The duties of the SADC shall study, develop and recommend to the appropriate State Departments and agencies thereof a program of agricultural management practices. Mr. Germano indicated that direct marketing is one of things that the SADC has gotten around to putting out and it's next in the packet.
- The NJ Administrative Code 2:76-2A.13 Agricultural management practice for on-farm direct marketing facilities, activities and events.
- "Agricultural output of a commercial farm" means the items specified in the N.J.S.A.4:1C-9.a that a commercial farm produces and the value added or processed products produced from those items. Mr. Germano addressed the applicant that they will basically make alcohol from the produce that they will grow.
- "Farm Market" means a facility used for the wholesale or retail marketing of the agricultural output of a commercial farm
- The hours of operation allowed for on-farm direct marketing facilities, activities, and events.
- Standards for lighting of on-farm direct marketing facilities, activities and events.
- Requirements for sanitary facilities for on-farm direct marketing facilities, activities and events.
- Requirements for safety for on-farm direct marketing facilities, activities and events.
- Standards for use of signs for on-farm direct marketing facilities, activities and events.
- In the absence of municipal standards for the construction of parking areas applicable to on-farm direct marketing facilities, the standards in this subsection shall apply to facilities' parking areas. Mr. Germano explained the Township has standards for the construction of parking areas. When read backwards means that our parking lot standards apply.
- A commercial farm seeking approval of site plan elements to establish a new, or expand an existing, on-farm direct marketing facility may apply to the municipality and/or the County Agriculture Development Board for such approval. The applicant has the option to go to the CADB for their approval per Mr. Germano.

Chair requested a brief summary from the applicant and then Mr. Richter will go through his April 26, 2016 review letter.

Applicant, John Probasco, bought the property at a County Auction 4-5 years ago. Mr. Probasco proposed to use farm produce to distill vodka and whiskey. First, corn will be utilized. Mr. Probasco would like to sell drinks and bottles at the market. He would like to keep a gravel parking lot to preserve the rural character. The pole barn will be used. It will be a small scale operation and open to the public.

Mr. Richter summarized his review letter.

- The Instructions for Application can be waived; no impact to the farm.
- Site Plan Check List Items: 16) Runoff will increase so the applicant will need to have drainage for the County Ag Board; 21) Soil borings will be needed to conform to the Health Dept.; 22) The Board of Health jurisdiction; 28) No indication of wetlands so no impact.
- The Contents of a Site Plan Application: 6) This will be exempt; 14) County jurisdiction; 21) Recommend drainage for the site; 22) Complete floor plans and elevation should be provided to the Planning Board; 28) Burlington County Soil District jurisdiction
- Design Standards: 1) Proposed parking space widths waiver recommended; 2) Not an issue for parking along the main access drive; 3) Stone parking area will utilize bumper blocks to delineate; 4) Driveway widths are County jurisdiction; 5) Applicant will need designated loading space on plans and trash collection facilities buffered with landscaping/screened in fence. Mr. Richter indicated truck turning will be difficult. Mr. Williams responded that it can be widened. Mr. Probasco indicated they only have small truck deliveries. Mr. Richter would like it widened for trucks to turn; 6) 7% slope with a stone surface will be difficult to walk. Non-Residential grading will be required. Mr. Hlubik indicated that farm markets are not required to have paving. Mr. Germano responded that it can be waived. 7) Concrete curbing can be eliminated; 8) Fire zones needed for No Parking signage; 9) Properly screen refuse area with additional

landscaping; 10) Along the western side of the parking area, it is recommended to preserve the mature trees. It is the Board's determination if additional buffers (trees) are needed; 11) It's recommended that future parking to stay outside of the Route 206 front yard. The applicant would prefer front parking which ensued discussion; items 12 to 14 are in regards to buffering-vegetation; and 15) Mr. Richter indicated that lighting should be on the plans; adequate lighting for pedestrians.

Mr. Richter asked if the Township Engineer would inspect the construction. Mr. Germano replied as not sure. Mr. Richter indicated that he requests the lighting to be on the plans because even though it could be approved by the Ag Board, the Township Engineer may inspect it and he needs to make sure that everything is installed. Mr. Germano asked if Mr. Hlubik was familiar with this type of application. Mr. Hlubik indicated that any time the Board discussed any buildings or sites, there was always a concern for access for emergency services with turn arounds for the fire trucks. Mr. Hlubik asked if the Fire Department will review the plans. Mr. Williams replied that some Fire Departments have a template for the truck turnaround and they can utilize that for the plans. Mr. Williams agreed to submit a copy of the plans to the Fire Department. Mr. Bauma asked if the trees located behind the building will be removed. Mr. Probasco replied that not yet will they remove the trees but he would like to see slope smoothed down to look more presentable.

Mr. Germano indicated that he took Mr. Richter's report as a checklist as a recap. Mr. Williams addressed the drainage calculations as going up a very small amount using a small amount of stone. Around the buildings is the landscaping, so use permeable stone, layers of gravel and water will still penetrate. There will be no detention facility needed. Mr. Richter asked if the County will review the calculations. Mr. Germano indicated that the County would review it.

Mr. Germano's check list was utilized for the remainder of discussing Mr. Richter's review letter regarding Design Standards.

- 1' waiver of an isle width
- Parking along the main access drive is appropriate
- The Township Ordinance is written in terms for a paved surface in order to have painted markings, such as, fire lanes directional arrows, stop lines, barrier lines, etc. Mr. Richter recommended at least consider the markings for fire lanes with fire signage.
- Driveway widths of 30' being required and 24' was proposed. Waiver is recommended. Not discussed
- The ordinance requires paving. Mr. Williams spoke to going to a local farm market today without paving. He also mentioned the Burlington County Fair Grounds and asked if paving was there for parking. Johnson's doesn't have paved driveways. Mr. Williams indicated that the rural characteristic and the use of stone seems to work for other farm markets. Farm markets were discussed between Board and Professionals. Chair asked what is the pro's and con's of gravel. Mr. Richter said the upkeep and potential pedestrian access are the main concerns. Mr. Richter added that when going to a farm market, you expect a farm market type situation. Mr. Germano further stated that it's not that safe to walk on and dusty. Mr. Williams indicated that gravel is not dusty. Mr. Bauma asked if it's really a farm market because produce is not being sold. Chair indicated that the product will come from the produce grown from their farm. Further discussion took place. Waiver granted to use stone.
- Curbing elimination and use bumper blocks
- Fire lanes would be reviewed by the Fire Department
- The parking lot extension proposed for the front yard could be a "bent" lot; the plan needs modification for future
- Landscape buffering is required. Mr. Williams gave an overview of vegetation buffering and to keep the nice trees and rid the unsightly trees. Mr. Germano recommended to ask the County to make it more aesthetic by adding more screening
- Additional lighting will be provided
- Signage was discussed as roof signage
- Mr. Williams gave overview of the elevation plan. The signage is a 16 sq. ft. sign...2'x8'.

Mr. Germano indicated there's 4 miscellaneous standards:

1. Drainage calculations should be provided to the County
2. Viewshed Corridor is not applicable
3. Loading spaces are required...need to be demonstrated on the plan
4. Trash/recycling enclosure is proposed.

Mr. Richter will write a letter of waiver recommendations to the County.

**Other Business:**

- Farm Labor Housing Discussion

Mr. Germano indicated he is not ready so the discussion will take place next month

**Public Comment:**

Chair opened Public Comment. Being no public were in attendance, Chair asked for a motion to close public comment. Mr. Bauma motioned, seconded by Mr. Hlubik. Motion carried unanimously.

**Adjournment:**

Mr. Hlubik motioned to adjourn, seconded by Mr. Bauma. Motion carried unanimously. Meeting adjourned at 8:51 pm.

Respectfully submitted,

  
Susan A. Minock  
Planning Board Secretary