

**Springfield Township Planning Board Meeting
June 17, 2014**

Chair Jacques, called the meeting to order at 7:30 p.m., led the Flag Salute, and 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, 2014;

- 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	Absent
Stephen Makuka	Present
William Pettit, 1 st Alternate	Absent
Michael Welsh, 2 nd Alternate	Present

Also present were Denis C. Germano, Esq., Board Solicitor; and Mr. Jeff Ritcher PE, PP of Lippincott Jacobs;

Minutes:

May 20 2014

Chair Jacques indicated that page 3; paragraph 2; sentence 2 specifies: "To the south is the AR zoned property and to the east is community zoned property". But it should read as "To the south is the AR zoned property and to the east is the Farmer's Market Community Commercial zoned property". Chair also indicated that on page 4; the 3rd paragraph up; sentence 5: "Mr. Pratt said parking restrictions cannot be done". But it should read as "Mr. Pratt said the parking is not feasible for the RVs". Mr. Makuka indicated that on page 3; paragraph 1; sentence 11 specifies: "...the arrays will be located on individual telephone poles..." but should read as "...the arrays will be located on steel posts..." Mr. Makuka also notated the proper spelling of "purlins" on page 3; paragraph 4; sentence 3.

Mr. Marinello motioned to approve the amended minutes, seconded by Mr. Dunn

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

Abstained:

Opposed: None

Applications:

#4-14- Roger Lippincott, Block 1002, Lot 1.02

Minor Subdivision & Bulk Variances

Richard Kingsbury, Esq. - Applicant Attorney

Roger Lippincott - Applicant

Mr. Kingsbury introduced himself to the Board. He indicated that the applicant came in front of this Board 2 years ago with a concept plan to subdivide this lot into 2 lots. The property has 2 residential homes on the 1 lot. The houses are to remain and no new development is proposed at this time. Mr. Kingsbury indicated that one issue raised in Mr. Richter's letter was the back lot line. The existing septic field may be too close to that lot line. He further indicated that can be corrected by moving the lot line so it meets the minimum 10' set back. Mr. Richter responded that he spoke to Mr. Hendricks at the Burlington County Board of Health and Mr. Hendricks indicated there is no problem with it and there's plenty of room to build an alternate system if needed as per Mr. Richter. So the Board can approve it as is.

Mr. Richter read his June 4, 2014 review letter in full. The applicant has submitted an application for Minor Subdivision with Variances to subdivide Block 1002, Lot 1.02 into 2 lots. The existing lot contains 2 separate residential structures. The existing buildings are to remain with no new development proposed at this time. The property survey indicates that the property was previously subdivided as indicated by file plat map #05730, dated December 22, 1994. The property went before the Zoning Board in 2009 where the applicant sought and received the approval to allow the 2 residential structures to remain on 1 lot. The applicant also received approval for an apartment use in the residential structure located on proposed lot 1.02.

Completeness Review:

- Mr. Richter specified that being there is no additional development is proposed at this time, Items # 1 & 2's requirements can be waived.
- Item# 3 is requiring a permeability or percolation rate and soil logs for each lot. Being each existing dwelling has separate onsite septic systems, the perc and permeability tests are not needed.
- The applicant has already submitted a copy of the property deed and the applicant has already provided the Tax Collector certification that taxes are current.

Zoning:

- Mr. Kingsbury has indicated that all required variances will meet compliance.

General Comments:

- In response to the Items listed, Mr. Kingsbury indicated that Item# 9 which is in regards to a new well is not needed at this time. The applicant will comply with the Engineer's requirements. Mr. Germano addressed the easement for the overhead wires. Mr. Kingsbury replied that documentation will be provided.

Nothing will change....we're dealing with an existing condition per Mr. Kingsbury. Chair clarified Mr. Kingsbury's comment that both houses are currently occupied and Mr. Kingsbury agreed and he believes the owner's sons are living in these houses. Mr. Germano asked if the apartment is still in use.

At this point, Mr. Lippincott was sworn in by Mr. Germano and he indicated that his 2 sons and their families live in the houses and the apartment is rented to Mr. Sean Craig (not a relative). Chair Jacques asked if any other questions/comments from the Board. Mrs. Nicholson asked if it's required to have a well for each house if the property is subdivided. Mr. Germano responded that it's not a requirement of

our Zoning Ordinance. Chair interjected that if he were to sell the property without a well, then it may be a problem but it's legal in our Ordinance to have 2 houses sharing 1 well. Further discussion of the well transpired between the Board and applicant.

Chair Jacques opened the floor for public comment for this application. Being no public comment, Mr. Marinello motioned to close, seconded by Mr. Dunn.

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

Opposed: None

Mr. Germano indicated that Mr. Kingsbury gave proper notice for publication and mailings to property owners.

The Chair asked the Board for any further questions. Being no further questions, Chair mentioned that this application has various waivers for various environmental delineation; delineating existing features; no additional perc and permeability testing is required being no additional development is proposed at this time; and various variances for widths and lots sizes because the 2 new lots would all be undersized and under-widthed where in fact, the existing lot is already undersized and under-widthed. Impervious cover is just a result of cutting the lots in 2 per Mr. Germano. Chair agreed. Mr. Germano further indicated that the impervious cover was set because 10% of a 10 acre lot is a vast amount. The Chair stated that the impervious cover was set once they went to 10 acres. Chair believes in the zones where we allow smaller acres, that number is variable and is less for the smaller acre lots. This number is well within what we allow for smaller lots. She feels it's no reason for concern. Chair Jacques asked the Board for any other comments or questions. Chair asked to propose a motion on this application. Mr. Marinello motioned to approve the application with the waivers, conditions and variances, seconded by Mr. Makuka.

Roll Call

Yes: Marinello, Dunn, Makuka, Welsh, Jacques

No: Nicholson

Motion passed

Resolution:

#2014-3– Columbus Farmer's Market, Block 801, Lot 4.01

Amended Site Plan Review to permit expansion of an outdoor display area

Motion: Mr. Dunn; 2nd: Marinello

Roll Call

Yes: Marinello, Nicholson, Dunn, Makuka, Welsh, Jacques

No: None

Motion passed unanimously

Public Comment:

Chair Jacques opened the floor to public comment. Being no public comment, Mr. Marinello motioned to close, seconded by Mr. Dunn.

Motion passed unanimously.


Mr. Dunn inquired of the DCA seizing \$169,000,000.00 of the COAH trust funds from the municipalities. Chair Jacques explained that they tried 2 years ago but haven't gotten any money as of yet. Mrs. Nicholson indicated that this town's affordable housing is over where the park is located. What happens if they have to build affordable housing? Mr. Germano indicated to change the plan. Chair indicated to

amend the plan and find another location. The Council approved the building of the park knowing that the plan will need amendment at the next round.

Adjournment:

Mrs. Nicholson motioned to adjourn, seconded by Mr. Makuka. Motion passed unanimously. Meeting adjourned at 8:06 pm.

Respectfully submitted,


Susan A. Minock
Planning Board Secretary