

**Springfield Township Planning Board Meeting Minutes  
May 16, 2017**

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 5, 2017;

- 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.

Chair requested a moment of silence in memory of Mr. William Pettit who passed away this morning

**Roll Call:**

Jo Jacques, Chairperson	Present
Anthony Marinello	Present
John Hlubik	Present
Bernard Dunn	Present
Theresa Nicholson	Present
William Bauma, Vice Chair	Present
Stephen Makuka	Present
Richard Toone, 1 <sup>st</sup> Alternate	Present
Patrick Hermesmann 2 <sup>nd</sup> Alternate	Present

Also in attendance was Board Attorney Denis C. Germano, Esq. and Board Engineer Jeffrey Richter, PE, PP of Banc3 Engineering

**Minutes:**

March 21, 2017

Mr. Dunn pointed out a correction on page 2; 2<sup>nd</sup> paragraph stating "... he receives no complaints for pickup trucks, services trucks/vans or rollups (roll-off)". It should be "... he receives no complaints for pickup trucks." Chair Jacques indicated there was a minor type on page 1. Chair called for motion for corrected minutes. Mr. Marinello motioned to approve the corrected minutes, seconded by Mr. Bauma. Abstain: Mr. Hermesmann. Motion carried unanimously.

**Applications:**

#3-17 – William McCoy – Block 804, Lot 4.01 – Minor Subdivision

Applicant Attorney – Alan Ettenson Esq.

Applicants – William McCoy III & William McCoy V

At 7:33pm, Mr. Makuka recused himself from the dais to the public due to being within 200' of applicant's property. Mr. Ettenson introduced himself to the Board and requested swearing in for his witnesses. Mr. Germano swore in Mr. McCoy III and Mr. McCoy V.

Mr. Ettenson indicated that Mr. McCoy III has owned the property for 35 years and it's currently farmed. Mr. McCoy III resides at 241 Sharps Run Road, Marlton, NJ 08053 and Mr. McCoy V resides at 2 Forrest View Court, Marlton, NJ 08052. Mr. Ettenson also indicated the plan's corrections have been completed and provided to the Board Engineer. Mr. McCoy V testified that he and his wife want to build a home and raise a family on the property. Farming will be continued either as currently rented or farm themselves. Wetlands exist 300' back from

the proposed home. Mr. McCoy V indicated they would like to build a modular home and have it completed by winter.

Mr. Germano asked if the monuments have been set. Mr. Ettenson responded the set monuments will be on the new plan. Mr. Richter indicated the monuments will be set by the time the deed is filed and the revised plan will be sent to Mr. Richter containing the set monuments.

Mr. Germano indicated that no variances are required and no notice is required. Chair commented the application is straight forward. Mr. Richter indicated that the percolation waiver should be granted since it's not required for the farmed lot.

Chair asked for any questions or comments from the Board. Mr. Toone asked about the farm buildings. Chair responded the farm buildings are on a different lot. Chair opened the floor to public comment on this application. Being no public comment on this application, Chair called for motion to close public comment. Mr. Hlubik motioned to close, seconded by Mr. Dunn. Motion carried unanimously.

Chair called to entertain a motion. Mr. Marinello motioned to approve the application; seconded by Mr. Dunn. Motion carried unanimously.

At 7:43pm, Mr. Makuka returned to the dais.

#### **Other Business:**

- Discussion of Commercial Vehicle Ordinance

Chair indicated that Mr. Germano's March 24, 2017 letter summarizes the most recent discussion of the commercial vehicle ordinance. Chair asked the Board for any questions, concerns or corrections. Mr. Germano indicated that he took liberties to include an issue that was never discussed on page 3; Home Occupations – section 4 last line "The outside storage of material and equipment is prohibited." The current ordinance prohibits construction vehicles so Mr. Germano assumes the current ordinance doesn't allow backhoes, bulldozers, cherry pickers, etc. Mr. Germano is not sure what is meant by construction vehicles so he inserted what he believes the current ordinance is referencing. Chair interjected that does construction vehicle mean what is being brought home by a resident to take to an early job site the next day because that is what the Board is trying to allow. Mr. Bauma asked if it's being for one night or every night. Mr. Germano and the Chair responded that heavy equipment is being prohibited; no backhoes, no bulldozers; no construction equipment is allowed. Mr. Germano continued, other than that, everything in bold is what the Board had decided the revised ordinance should say.

Mr. Germano indicated that the current ordinance allows for an 18,000-lb. limit as the Board had decided upon. Mr. Marinello shared the Motor Vehicle Commission had changed the commercial vehicle weight from 18,000 to 26,000 lbs.

Mr. Dunn referred to the backhoe information. If a resident has a typical residential backhoe or frontend loader, not a company owned piece of equipment, then it's a problem. A lot of residents around town have smaller versions of these types of equipment. Mr. Germano indicated that the Home Occupation section talks about equipment. Mr. Dunn feels the smaller residential equipment should not be a problem. Brief discussion took place between Mr. Germano and a few Board Members.

Mr. Dunn asked if trailers, not recreation trailers but tractor trailers. Where is it written about tractor trailers? Chair responded tractor trailers are in bold on the first page of Mr. Germano's letter. Mr. Dunn's concern is having the just the trailer. It needs to be distinguished between recreation trailers and tractor trailers. Mr. Marinello responded as being a commercial trailer. Mr. Germano referred to Section B under Ordinance 215-81 Buses, Tractor Trailers and Truck Parking; indicating as a "motor drawn vehicle". Discussion incurred for this definition of motor drawn. Mr. Dunn reiterated that the language needs to differentiate between tractor trailers that are not allowed and recreation trailers that are allowed. Mr. Marinello further indicated the truck part of the

tractor trailer is prohibited but the trailer part is not shown as prohibited. Mr. Germano responded that he believes the trailers are also shown as prohibited on page 1; Section B; 2<sup>nd</sup> sentence, "A tractor trailer is one or more motor drawn vehicles joined together by means of a coupling device". Mr. Marinello questioned that when a tractor trailer is separated. Chair and Mr. Germano indicated that is the motor drawn piece is the trailer. Chair further stated that this is the ordinance that exists today so if Council wants to change it, they should. Mr. Dunn indicated that it makes sense now but in dealing with the public, the language should be made clearer so that a comma goes between tractor and trailer. The Chair input "buses, tractor trailers, whether joined or separated". Mr. Dunn agreed that's it. Mr. Germano will make the language change.

Mr. Dunn that Mr. Marinello mentioned 26,000 lbs. a while back. Mr. Dunn displayed a picture of a truck weighing 26,000 lbs., a CDL is not needed, no air brakes. Mr. Marinello indicated the trucks can be registered at 26,000 lbs. because that is the legal maximum limit without having a CDL. Mr. Dunn indicated that it can be bread truck and this one happens to be a "Snap On" tool truck. Chair indicated that there should not be 2 of these types of trucks parked in a driveway. Chair further stated that the Board has seen it before with a similar truck. If someone wants something bigger than 18,000 lbs., they can go before the Board.

Mr. Makuka questioned the 215-19; section 8 definition "...18,000 lbs. on 1 rear axle..." shouldn't it be "with 1 rear axle"? Chair explained that is the terminology. Mr. Makuka feels it could be taken as 18,000 lbs. per axle if you have a truck driver with a 2-axle truck. Chair clarified that it's 1 rear axle. Marinello indicated that Mr. Makuka is saying 18,000 lbs. on 1 rear axle but what it should say is 18,000 lbs. with 1 rear axle. Chair asked for the difference. Mr. Marinello explained that 18,000 lbs. on 1 rear axle could allow for someone to be devious to say they have 18,000 lbs. on 1 axle and 18,000 lbs. on the other axle so it's a 36,000-lb. vehicle. More discussion took place. Mr. Germano indicated he will change the language to state "with 1 rear axle" in all areas of the ordinance where it was mentioned "on 1 rear axle".

Mr. Dunn wanted to make sure the Board is ok with no buffering. Chair indicated the Board got rid of the buffering clause. Chair asked for any more questions. Mr. Bauma asked what is the license on a dually. Mr. Marinello responded as long as it's under 26,000 lbs. without air brakes, there is no CDL. Mr. Bauma mentioned that someone could go up to 26,000 lbs. then 18,000 lbs. would apply. Chair and Mr. Marinello both stated that the person couldn't bring it home. Mr. Bauma has an 18000 lb. pick up to pull a trailer. Chair indicated that pickups are exempt.

Chair asked the Board if they're good with the discussed changes and allow for Mr. Germano to make these changes. Mr. Germano indicated that he will do clarification with the trailer and have it sent over for next month's meeting. If the Board likes it, then it can be included in amended ordinance and it'll be ready to go. Chair further stated that it will be sent back to Council and they can keep it this time. If any other changes are requested by Council, they are fully empowered to make those changes.

- Discussion of Farm Labor Housing Ordinance

Mr. Germano asked if most of the comments are Councilman Frank's, Mr. Germano offered to meet with Councilman to discuss. Chair feels Mr. Germano shouldn't be talked into things that the Board may not necessarily agree with. Mr. Germano indicated that everything's coming back for Board discussion. The Board feels Mr. Germano should talk it over with Councilman Frank and bring it back to the Board. Mr. Hlubik mentioned that one of the issues from Councilman Frank's comments regarded separate septic tanks. Mr. Germano mentioned that when dormitories were discussed, Councilman Frank's observation is that we're all thinking that these dormitories will be huge so separate septics will be needed. Mr. Germano further indicated if the dormitories are not huge, then separate septics are not necessary. Chair indicated that the County will have them make it have its own septic and the Board may as well let the farmer know immediately that he will need to consider a septic. Even if it's only a 4 bedroom/unit dorm, it's done by number of bedrooms per Mr. Germano. Mr. Germano indicated that if it is ok with the Board, he will review with Councilman Frank and Mr. Germano will bring Councilman's comments to the Board to show what he is saying and consideration to change items. Mr. Germano will not

change anything the Board did but he will find out what is meant by Councilman's comments and where Councilman states there is no standard, Mr. Germano and he will discuss it so the Board can take a look at it.

Chair asked for any other business.

**Public Comment:**

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

Mr. Toone mentioned there is a Community Center yard sale on Saturday. Chair asked for any other comments or suggestions.

**Adjournment:**

Chair called for motion to adjourn. Mr. Toone motioned to adjourn, seconded by Mr. Bauma. Motion carried unanimously. Meeting adjourned at 8:08 pm.

Respectfully submitted,

Susan A. Minock  
Planning Board Secretary