

<p>Springfield Township Planning Board Meeting Minutes December 19, 2017</p>

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.

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 st Alternate	Present
Patrick Hermesmann 2 nd Alternate	Absent

Also in attendance were Board Professionals, Denis C. Germano, Esq. and Jeffrey Richter, PE, PP of Banc3 Engineering

Minutes:

November 21, 2017

Chair called for motion for the corrected minutes. Mr. Marinello motioned to approve said minutes, seconded by Mr. Dunn.

Ayes: Marinello, Hlubik, Dunn, Nicholson, Bauma, Makuka, Toone, Chair Jacques

Nays: None

Abstain: Toone

Application(s):

#7-17 – Kenneth & Charmaine Sunderland – Block 502, Lots 2.01, 2.04, 2.05, 3.01 and 3.02

- Minor Subdivision

Applicant's Attorney - Jonas Singer, Esq.

Applicant – Kenneth & Charmaine Sunderland

Mr. Singer gave overview of the application. Mr. Richter to read his October 3, 2017 Review Letter in full.

The applicant applied for Minor Subdivision to consolidate Lots 2.01, 2.04, 2.05, 3.01 and 3.02 of Block 503 into one (1) lot. The consolidated lot will then be subdivided into two (2) lots. The property is located on the southeastern side of Hedding-Jacksonville Road. The subject property and all surrounding properties within Springfield Township are located within the AR-10 Residential Rural District. The properties to the east are located within Mansfield Township and contain the Homestead age-restricted residential development. Surrounding uses include residential, farming and woodlands.

Completeness:

1. The applicant has requested a waiver of the requirement to provide the names of adjoining lot owners and their Tax Map Block and Lot numbers. (Minor Subdivision Checklist Item 9). The applicant has shown this information for the adjacent properties within Block 503 but does not provide this information for the properties on the western side of Hedding-Jacksonville Road or within Mansfield Township to the east. The submitted information is sufficient for the review of the minor subdivision application therefore, this waiver is recommended. **Ok - No new improvements requested per Mr. Richter.**
2. The applicant has requested a waiver of the requirement to accurately delineate flood-plains, federal flood hazard zones, wetlands, conservation easements and any other environmentally sensitive areas. (Minor Subdivision Checklist Item 18). A review of NJDEP's GeoWeb and FEMA's flood maps indicates that wetlands and flood plains are located along the existing stream corridor is Assiscunk Creek. The applicant is not proposing any improvements as part of this application therefore the wetlands and flood-plains will not have any further impact on the use of the proposed properties. The applicant should provide testimony concerning any conservation easements and/or other environmentally sensitive areas that might impact the proposed subdivision. **Ok to waive – State Maps show flood plains and maps; it's not close to the proposed subdivision per Mr. Richter.**
3. The applicant has requested a waiver of the requirement to show all existing buildings and structures and their uses, wooded areas, rock outcrops and isolated trees with a diameter of 6" or more; all streams, lakes, drainage right-of-way's and streets within 500' of the tract to be subdivided, contours at 2' intervals and general drainage system. (Minor Subdivision Checklist Item 19). The applicant is not proposing any additional site improvements therefore this waiver is recommended. **Ok per Mr. Richter.**
4. The applicant is requesting a waiver of requirement to provide percolation or permeability rates and soil logs for each proposed lot. (Minor Subdivision Checklist Item 20). Each of the proposed lots contains an existing dwelling which are served by separate wells and septic systems therefore this waiver is recommended. **Ok per Mr. Richter.**
5. The applicant has requested a waiver of the requirement to provide a copy of the property deed. (Minor Subdivision Checklist Item 21). The deed referenced on the plan should be submitted to assist in the review of the proposed minor subdivision.
6. Certification from the Tax Collector that taxes are paid current shall be provided. (Minor Subdivision Checklist Item 35).

Zoning:

1. Section 215-16.A(1)© of the Township Ordinance requires a minimum lot depth of 400'. Proposed lot 2.05 will have a depth of 315' therefore a variance is required.
2. Section 215-16.A.(1)(g) of the Township Ordinance requires a minimum lot area of 10 acres Proposed lot 2.05 will have an area of 2.169 acres therefore a variance is required.

General Comments:

1. The applicant has indicated that the minor subdivision will be filed by deed. The appropriate deeds and legal descriptions shall be submitted for review by our office and the Board Attorney.
2. Proposed lot numbers shall be verified with the Township Tax Assessor.
3. Closure calculations shall be provided for the overall tract and each proposed lot. Provide tie dimensions for property lines that run along existing streams as necessary to provide closure calculations.
4. An approximate length should be provided for the property line that runs along Assiscunk Creek.
5. It is recommended that any approval granted by the Board be conditioned upon the iron pins around the perimeter of the tract be set prior to the filing of this subdivision. The applicant's surveyor shall provide a certification that the iron pins have been set.
6. The applicant shall obtain all outside agency approvals.

Mr. Germano swore in Kenneth Sunderland of 1076 Hedding-Jacksonville Road. Chair asked if any of the existing lots are less than 10 acres. Mr. Germano replied as yes. Mr. Singer indicated that all the lots added up as existing is 37 acres and the proposed would be 50.162 acres. Chair responded the point of her question is the number of lots are not increasing the number of undersized lots by doing this subdivision. Mr. Singer replied as yes. Chair further indicated that she couldn't tell whether 3.01 or 3.02 were currently less than 10 acres. Mr. Germano interjected that 3.02 is actually quirky; no frontage on the street and according to the Tax Assessor's books, it doesn't exist. In reality, 3.02 is attached to 3.01 as 1 lot. Mr. Germano further stated that Mr. Sunderland is most likely paying taxes for it with 3.01, the lot with frontage.

Chair indicated the applicant is not increasing the number of undersized lots; it may be decreasing the number but not increasing them. A bunch of odd shaped lots are being consolidated and making it all 1 farm. The farmland will be increasing which is associated with 1 lot is preferable over a farmer hoping to get leases on someone else's property.

Mr. Germano asked Mr. Sunderland if the home on the 2.1-acre lot is occupied. Mr. Sunderland responded as not currently but he has a C.O. for it. Mr. Germano further indicated it looks to be the same size as the lot next door. Mr. Sunderland responded that is the intent. Chair mentioned if anything, it seems to be a little bit bigger than the 2.03 and 2.02 lots which are further up the road. Chair indicated that it is consistent with the neighborhood lots.

Chair asked for any questions or comments from the Board. Mr. Hlubik indicated the lot that is being created will go around the 3 properties and have frontage on the road also. Chair agreed and mentioned it will have frontage on 2 locations. Mr. Hlubik asked if the boundaries go to the creek. Mr. Germano replied as yes, they go all the way. The Board studied the site plan and discussed further.

Chair opened Public Comment.

- David Woodworth lives on Block 508; across the street on Hedding-Jacksonville Road. Mr. Germano swore in Mr. Woodworth. Mr. Woodworth proceeded to tell the Board that he knows the property well and Mr. Sunderland has explained the details of the subdivision. Mr. Woodworth feels it is great that the Sunderland's are consolidating. It's comforting to know it will stay as farming.

Being no further Public Comment, Chair Jacques called for motion to close. Mr. Marinello motioned to close; seconded by Mr. Dunn. All in favor.

Mr. Germano asked Mr. Sunderland if there is any intention to subdivide further in the future and asked if he would agree to a condition against it. Mr. Singer replied as no; there is no real reason for it. Mr. Woodworth asked that since there is a 10-acre minimum, if the Sunderland's were to subdivide again, wouldn't it have to be 10 acres anyway. Chair replied as yes. Mr. Woodworth further indicated that the creek behind the property is tidal water, so it comes into play even more in favor of Mr. Woodworth. Chair responded that this wouldn't be an easy lot to subdivide. Mr. Woodworth indicated it would be just as hard of it were left as this or just as hard to consolidate so why would that even come into play. Chair responded the Board just asked. Mr. Hlubik asked how much of the 50 acres are tillable. Mr. Sunderland replied as 28 acres being tillable.

Chair asked for any other questions or concerns from the Board. Being no further Board questions or concerns, Chair summarized the applicant is asking for 2 variances; one for block depth and the other variance is for lot size. Mr. Marinello motioned to approve the variances and the minor subdivision; seconded by Mr. Dunn.

Roll Call:

Aye: Marinello, Hlubik, Dunn, Nicholson, Bauma, Makuka, Jacques

Nay: None

Abstain: None

Mr. Germano asked Mr. Singer that it will be perfected by deeds. Mr. Singer replied as yes.

Other Business:

None

Public Comment:

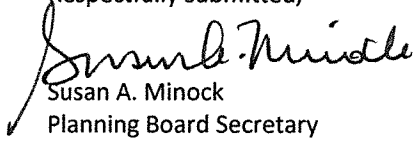
Being there was no Public Comment, Mr. Marinello motioned to close, seconded by Mr. Hlubik. All in favor.

Mr. Dunn mentioned he was approached by Mr. Pratt from the Columbus Market and was asked about a preliminary site plan. Mr. Dunn referred Mr. Pratt to the Board Administrator to come before the Board for an informal.

Adjournment:

Chair called for motion to adjourn. Mr. Marinello motioned to adjourn, seconded by Mr. Dunn. Motion carried unanimously. Meeting adjourned at 8:01 pm.

Respectfully submitted,


Susan A. Minock
Planning Board Secretary