

Springfield Township Planning Board Meeting Minutes
June 19, 2018

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, 2018;

- 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 the Trenton Times.
- 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	Absent
Theresa Nicholson	Present
William Bauma	Absent
Stephen Makuka	Absent
Richard Toone, 1 st Alternate	Present
Vacant, 2 nd Alternate	

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

Review:

- Review of Springfield Township No. 2018-03 - An Ordinance of the Township of Springfield, County of Burlington, State of New Jersey Adopting a Redevelopment Plan for Block 902, Lots 1 through 5; Familiarly known as the Chamber's Corner Redevelopment Zone and Redevelopment Plan for consistency with the Master Plan

Chair gave overview of the plan. The plan itself reviews the purpose of the plan as set out in the Land Use Laws. The definitions are prescribed by the State so unless the Board has questions, there is nothing to change for the wording. The plan goes through what is in a redevelopment plan and how the plan would relate to local objectives; consistency with the local Master Plan, a County Master Plan and any State Plans. Then it goes into the detail of what is proposed as part of the Redevelopment Plan. This plan is only specific to only a handful of lots; what we would call the "triangle" in Chambers Corner being Block 902, lots 1 through 5. Mr. Germano interjected this is the only property included in this Redevelopment Plan. Chair indicated that going forward, this plan could be modified to include additional properties either with these existing uses and/or additional uses or changes.

Mr. Germano asked Mr. Marinello that part of the idea that if a developer comes along with a proposal for a lot or group of lots, there might be a plan developed for that particular lot. Mr. Marinello responded that these are the only lots concerned because there is a developer who wants these particular lots. All the other properties are in the overall redevelopment zone but there is no Redevelopment Plan specific to them. Chair further indicated that developer could include land owners within the lots and they could become part of the Redevelopment Plan for their lots and other lots in the redevelopment area. Chair indicated that tonight, only the 5 lots that are also referred as the "Triangle" in Chambers Corner are being discussed.

To review the main changes in terms of permitted uses, Chair indicated it would allow convenience stores with motor fuel dispensing as a primary which is not currently allowed in the Community Commercial zone and to also permit some additional accessory uses for structures, signage and storm water management facilities that would

be appropriate to the new permitted principal use. There are also delineated bulk standard uses which really are not significantly different from the current bulk standards in the zone in terms of lot sizes and setbacks. Impervious coverage is consistent with what is in the zone.

The Redevelopment Plan proposes some minor changes to some of the parking requirements, design standards having to do with drive aisle ways and whether bollards would be required/permitted per Chair. There are some changes to landscape buffering requirements to allow some flexibility and reduce buffering requirements as would be appropriate for that lot and that use in that area particularly surrounded by roads and other commercial properties.

Chair indicated the Board had been given copies of the plan to review and asked for any questions/comments from the Board. Mr. Germano indicated the sole purpose for referring this to the Board is for the Board to look at it and indicate, whether in your opinion, this is substantially consistent with the Master Plan. Mr. Germano had drafted a resolution that anticipates a finding in the affirmative. That is the sole purpose and it's a required step for the Board to review as per the Land Use requirements. If the Board had developed this plan, the Board would not have had to go through this step but because it was developed at the Township level, the Governing Body must refer it to the Board for a consistency review like any land development ordinance that the town passes must go before the Planning Board for review. Mr. Marinello interjected that he had not seen any inconsistencies upon his review and asked Mr. Germano if he had seen anything. Mr. Germano responded the Planner points out a couple things that are different but that's not the standard. The standard is that the plan is substantially consistent with the Master Plan. Mr. Germano further stated the proposed use is a Commercial Retail use like the bulk of the uses permitted in that zone. The bulk standards, as pointed out by the Chair, are virtually identical. There are a few design standards that are somewhat different. The essential thrust of the Master Plan is that this area be Commercial zoned and there's a Commercial Retail use proposed here. Chair indicated when you look at the uses that are currently allowed, convenience stores, grocery stores, and auto repair is allowed. The current ordinance did not allow the pumping of gas. Mr. Marinello indicated there are two (2) gas stations there already.

Mr. Germano indicated if the Board is comfortable with the drafted resolution which indicates the plan is consistent with the Master Plan. Then it would be referred to the Governing Body to take the next steps which would be a public hearing where the public can comment on the plan.

Resolution:

- Resolution No. 2018-27 – Finding that the Redevelopment Plan is consistent with the Master Plan and Recommending that the Governing Body Adopt It

Mr. Toone motioned to approve said resolution, seconded by Mrs. Nicholson.

Roll Call:

Aye: Marinello, Nicholson, Toone & Jacques

Nay: None

Abstain: None

Public Comment:

Chair opened the floor to public comment.

Being there was no Public Comment, Mr. Toone motioned to close, seconded by Mrs. Nicholson. All in favor.

Motion passed.

Adjournment:

Chair called for motion to adjourn. Mr. Toone motioned to adjourn, seconded by Mr. Marinello. Motion carried unanimously. Meeting adjourned at 7:41 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Susan A. Minock". The signature is fluid and cursive, with a large initial 'S'.

Susan A. Minock
Planning Board Secretary