

**Springfield Township Planning Board Meeting Minutes
September 17, 2019**

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 4, 2019;

- 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
Denis McDaniel	Present
John Hlubik	Absent
Bernard Dunn	Present
Theresa Nicholson	Present
William Bauma	Absent
Stephen Makuka	Present
Richard Toone, 1 st Alternate	Present
Alexandra Corwin Johnson 2 nd Alternate	Present

Minutes:

August 6, 2019

Chair called for motion to approve the August 6, 2019 Minutes. Mr. Toone motioned to approve said minutes; seconded by Mayor McDaniel. All in favor. Abstain: Johnson, Dunn. Motion passed.

Application:

#2-19 Bailey Farms, LLC – Block 1301, Lot 13.01
Minor Subdivision and Preliminary & Final Site Plan

Chair Jacques announced withdrawal of said application and read Mr. Patrick McAndrew's September 16, 2019 letter aloud. Chair read the 2nd and 3rd paragraphs as follows: "My client has listened with interest and concern to the public comment regarding the use of this site for its proposed operation. We are currently exploring new locations in the Chambers Corner Redevelopment Area along Route 206 rather than in the Juliustown section of Springfield, recognizing that our efforts are based in agriculture but also include additional processing and production. We believe the Chambers Corner Redevelopment Area presents a better alternative for these uses, addresses the residents' concerns about location and still provides a significant source of tax revenue to the Township. Therefore, it makes sense to diligently evaluate properties in that area.

In light of the valuable input from the residents, please withdraw our application for the above site."

Resolution:

2018-01 Habitat for Humanity Burlington County & Greater Trenton-Princeton Affiliate, Inc. – Block 1003, Lot 9
Granting Minor Subdivision and Bulk Variances

Chair called for motion to accept said resolution. Mr. Toone motioned to accept said resolution; seconded by Mrs. Nicholson. All in Favor. Abstain: Johnson, Dunn. Motion passed.

Board Discussion:

Chair gave overview of the Master Plan Rexam. Chair indicated that the Planner continues to do work on the mapping to expand some areas and reduce others based on Board comments from a couple meetings ago. The Board will discuss more about the noncontiguous density transfer receiving areas and traditional clustering as well. The Board will most likely also need to touch on the discussion of affordable housing. The State feels that 94 units is a good number for the Town which basically means 500-600 additional homes; 40% increase on the current housing.

Chair asked about comments/questions for the Board. Mrs. Nicholson asked about the affordable housing having to do with every 6 jobs creates an affordable house. Chair indicated it's not done that way anymore. Mayor indicated that was the 3rd round rules that were overturned in court. Mayor further explained affordable housing is in courts and there aren't really any rules at this time. Chair indicated a Judge provided a recommendation of a formula for a specific municipality and it appears the other Judges are inclined to go along with that type of formula but it's very complicated and it's not written in stone or legislation. Based on the calculations used in that particular case, Springfield's number would be 94. Mayor further indicated that it doesn't mean 94 units must be built but the Town needs to allow for 94 units. Further discussion took place.

Public Comment:

Chair opened the floor to public comment.

- John Flynn of 411 Main Street questioned the different agenda on the website and when will be changed to notice the public. Chair responded that the Attorney's letter was just received today. Mr. Flynn would like a copy of the letter from the applicant's attorney. Chair replied to see the Township for a copy. Mr. Flynn asked for clarification from the Board that the applicant will not further make application. Chair replied the applicant indicated their intention to look at the Chambers Corner redevelopment area. As of right now, there is no pending application. Mr. Flynn thanked the Board for all the time they spent with the residents at the last meeting.
- Brian Gordaychik of 204 Heritage Road indicated that Upper Freehold Affordable Housing has 193 obligations so they did their settlement by designating 10 larger lots. There were 3 lots as 12, 36 and 47 acres which were set up as affordable housing. They either solicited or received letters from other property owners who were interested in building. Upper Freehold had no quadrants to build affordable housing. They also are in the process of allowing Habitat for Humanity to come in. Because they did this overlay zoning on 10 lots and allowed the affordable housing to be built, they solved the issue that builders can't hold the town. By doing this, they created opportunity for those who want to build affordable housing. Upper Freehold's agreement is an interesting read. Mr. Gordaychik gave further details of the affordable housing along with the calculations of credits for rentals and single-family housing.
- Patty Van Sciver of 335 Juliustown Road had questions on the posting of the minutes for Planning Board and Council. Mayor responded that he will check on it.

Being no further public comment, Mr. Toone motioned to close; seconded by Mr. Makuka; All in favor.

Adjournment:

Chair called for motion to adjourn. Mr. Toone motioned to adjourn, seconded by Mr. Makuka. All in favor. Meeting adjourned at 8:00 pm.

Respectfully submitted,


Susan A. Minock
Planning Board Secretary