

**SPRINGFIELD TOWNSHIP LAND DEVELOPMENT BOARD**  
**UPDATED MEETINGAGENDA**  
**November 18, 2025**  
**7:00 PM**

1. Call to Order
2. Open Public Meeting Statement

3. Roll Call:  
9 members:

David Frank- Mayor Class I	Jo Jacques (12/2025)	John Hlubik (12/2026)
Denis McDaniel- Class III	Carole Melman (12/2027)	Leslie McLaren (12/2028)
Joseph LaRocca- Class II	Theresa Nicholson (12/2027)	Ken Sunderland (12/2026)

Alternates:

Steve Specca (12/2025)	Rana Smith (12/2025)	Ernest Borden (12/2026)	VACANT
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4. **Minutes:**  
October 21, 2025 Land Development Meeting

5. Resolutions:  
**No. 2025-11-01** Resolution memorializing withdraw and dismissal of appeal and request for interpretation by Oswego Properties, LLC (85 Cedar Lane Ext)  
  
**No. 2025-11-02** Resolution granting minor subdivision and bulk variance approval to Josephine L. Hines, trustee of the John. M Longo real property irrevocable trust. (32 Petticoat Bridge Road)
6. Other Business
7. Executive Session
8. Public Comments
9. Adjournment

Springfield Township Land Development/Zoning Board
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Chair Jacques called the meeting to order at 7:00 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 Land Development Board in the following manner on January 3, 2025;

- 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.

Salute the Flag

**Roll Call:**

<b>Jo Jacques</b>	<b>Present</b>
<b>Ernest Borden, Alternate 3</b>	<b>Absent</b>
<b>Mayor David Frank</b>	<b>Present</b>
<b>John Hlubik</b>	<b>Absent</b>
<b>Joe LaRocca</b>	<b>Absent</b>
<b>Denis McDaniel</b>	<b>Absent</b>
<b>Leslie McLaren</b>	<b>Present</b>
<b>Carole Melman</b>	<b>Absent</b>
<b>Theresa Nicholson</b>	<b>Present</b>
<b>Rana Smith, Alternate 2</b>	<b>Absent</b>
<b>Steve Specca, Alternate 1</b>	<b>Absent</b>
<b>Ken Sunderland</b>	<b>Present</b>

**Minutes:**

Mayor David Frank made a motion to approve the minutes, Mr. Sunderland second the motion

### **Other Business:**

The Burlington County Farmland Preservation Program presented its annual Acquisition List to the Board. The list has remained largely unchanged over the past several years.

Mayor Frank noted that two new properties were added to the list this year. He also raised a question regarding a property not included on the Acquisition Targeting List (ATL), identified as Block 403, Lot 1.01. Mayor Frank will follow up to have this property added to the current ATL.

Mayor Frank further discussed the VanWagoner Farm, noting that the owners intend to sell approximately 30 acres to the County to be incorporated into Arney's Mount Park. In addition, VanWagoner plans to sell a Development Rights Easement while retaining approximately 15 acres surrounding their residence. A subdivision application will be required to separate that portion. This acquisition will contribute to creating a continuous block of preserved land in the area.

Lastly, Mayor Frank mentioned another farm located on Arney's Mount (Block 1202, Lot 2.01) that is not currently listed on the ATL.

Mayor Frank referenced a letter received from the Leighton Law Group regarding the dismissal of the appeal filed by Mr. Brian Gordaychik.

Mayor Frank made a motion to dismiss the appeal, Mr. Sunderland second the motion.

### **Roll Call:**

<b>Jo Jacques</b>	<b>Yes</b>
<b>Ernest Borden, Alternate 3</b>	<b>Absent</b>
<b>Mayor David Frank</b>	<b>Yes</b>
<b>John Hlubik</b>	<b>Absent</b>
<b>Joe LaRocca</b>	<b>Absent</b>
<b>Denis McDaniel</b>	<b>Absent</b>
<b>Leslie McLaren</b>	<b>Yes</b>
<b>Carole Melman</b>	<b>Absent</b>
<b>Theresa Nicholson</b>	<b>Yes</b>
<b>Rana Smith, Alternate 2</b>	<b>Absent</b>
<b>Steve Specca, Alternate 1</b>	<b>Absent</b>
<b>Ken Sunderland</b>	<b>Yes</b>

**Public Comment**

No Public Comment.

Mayor Frank made a motion to close public comment. Mrs. Nicholson second the motion

**Executive Session:**

No Executive Session

**ADJOURNMENT:** Mrs. Nicholson made a motion to adjourn, Mr. Sunderland second the motion.

Respectfully Submitted by:

Dated:

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**SPRINGFIELD TOWNSHIP  
LAND DEVELOPMENT BOARD**

**RESOLUTION NO. 2025-11-01 LDB**

**RESOLUTION OF THE LAND DEVELOPMENT BOARD OF  
THE TOWNSHIP OF SPRINGFIELD  
MEMORIALIZING WITHDRAWAL AND DISMISSAL  
OF APPEAL AND REQUEST FOR INTERPRETIATION  
BY OSWEGO PROPERTIES, LLC  
AT BLOCK 303, LOT 30 (85 CEDAR LAND EXTENSION)**

**WHEREAS**, Oswego Properties, LLC (the “Applicant”) filed an appeal of a determination of the Zoning Officer and applied for in interpretation relative to property at 85 Cedar Lane Extension, Block 303, Lot 30, (the “Property”), wherein the Applicant sought to construct a garage structure in AR-10 Zone asserting an agricultural use; and

**WHEREAS**, the Board Planner issued a review letter dated September 12, 2025; and

**WHEREAS**, a public hearing was held on the application on September 16, 2025, wherein Jay Leighton, Esquire, appeared on behalf of the Applicant, along with Brian Gordaychik, the principal of the Applicant was appeared and sworn. Following the presentation of the application, public comment, and discussion with the Board, the Applicant requested that the matter be carried so that an amendment could be filed to seek a use variance; and

**WHEREAS**, thereafter by letter of October 8, 2025, Mr. Leighton filed a letter seeking to withdraw Applicant’s application and appeal; and

**WHEREAS**, while the letter seeks to do so without prejudice, it is noted that any appeal of the Zoning Officer re-filed in the future would be out of time, and as such, the appeal is dismissed with prejudice; and

**WHEREAS**, the application for an interpretation or such other relief may be filed anew, provided a new application is formally filed with accompanying application and escrow fee filings. As such, the application for an interpretation is dismissed without prejudice; and

**NOW, THEREFORE, BE IT RESOLVED** by the Land Development Board of the Township of Springfield that this Resolution MEMORIALIZES that the Application with respect to the appeal of the Zoning Officer’s decision is hereby dismissed with prejudice and the Application with respect to an interpretation is hereby dismissed without prejudice.

**SPRINGFIELD TOWNSHIP  
LAND DEVELOPMENT BOARD**

**BE IT FURTHER RESOLVED** that a certified copy of memorialization be sent via regular mail to the Applicants within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Township Clerk, Tax Assessor, Construction Official, and Zoning Officer. A brief notice of this decision shall be published in the official newspaper of the Township.

**CERTIFICATION**

I hereby certify that this foregoing Resolution is a true resolution, as adopted by the Land Development Board of the Township of Springfield on \_\_\_\_\_, 2025.

**Attest:**

**SPRINGFIELD LAND DEVELOPMENT BOARD**

\_\_\_\_\_  
**TAMELA HARTMAN, Secretary**

**By:**

\_\_\_\_\_  
**JO JACQUES, Chairman**

**Dated:** \_\_\_\_\_, 2025

**Date of Memorialization:** \_\_\_\_\_, 2025

**SPRINGFIELD TOWNSHIP  
LAND DEVELOPMENT BOARD**

**RESOLUTION NO. 2025-11-02 LDB**

**RESOLUTION OF THE LAND DEVELOPMENT BOARD  
OF THE TOWNSHIP OF SPRINGFIELD  
GRANTING MINOR SUBDIVISION AND BULK VARIANCE  
APPROVAL TO JOSEPHINE L. HINES, TRUSTEE OF THE  
JOHN M. LONGO REAL PROPERTY IRREVOCABLE TRUST  
32 PETTICOAT BRIDGE ROAD (BLOCK 801, LOT 5.01)**

**WHEREAS**, Josephine L. Hines, Trustee of the John M. Longo Real Property Irrevocable Trust (the “Applicant”) applied to the Land Development Board of the Township of Springfield for Minor Subdivision Bulk Variance approval in order to allow a reconfiguration of lots and certain setback and lot size variances related to same for property (“the Property”) located at 32 Petticoat Road, known as Block 801, Lot 5.01; and

**WHEREAS**, the Property is located within the AR-10 Agricultural Rural Zoning District; and

**WHEREAS**, the Applicant submitted her application pursuant to N.J.S.A. 40:55D-47 for minor subdivision and N.J.S.A. 40:55D-70.c governing bulk variance approval to allow for the following relief:

Section 215-16A(1)(g) of the Township Ordinance requires a minimum lot area of 10 acres. At least three acres shall be contiguous non-critical acreage, appropriately situated for the location and construction of the detached single-family dwelling and its appurtenances, including the well and septic system serving the lot. Proposed Lot 5.07 contains 2.2 acres therefore a variance is required.

Section 215-16A(1)(b) of the Township Ordinance requires a minimum lot width of 300 feet. Proposed Lot 5.07 will have a lot width of 239.44 feet therefore a variance is required.

Section 215-16A(1)(c) of the Township Ordinance requires a minimum lot depth of 400 feet. Proposed Lot 5.07 will have a lot depth of 395.78 feet therefore a variance is required.

Section 215-16A(2)(a) of the Township Ordinance requires accessory buildings to be setback 20 feet from side lot lines. The existing shed on proposed Lot 5.07 is 18.7 feet from the side property line therefore a variance is required.

Section 215-16A(3) of the Township Ordinance allows a maximum building coverage of 3.5%. Proposed Lot 5.07 will have a building coverage of 4.35% therefore a variance is required.

Section 215-16A(4) of the Township Ordinance allows a maximum impervious coverage of 10%. Proposed Lot 5.07 will have an impervious coverage of 11.84% therefore a variance is required.

; and

**WHEREAS**, the Application submission included the following:

1. A Completed Application Form, Checklist and Escrow Agreement;
2. The Property Deed dated June 5, 2023;
3. The Certified List of Property Owners dated June 4, 2025; and
4. A Plan entitled, “Minor Subdivision Plan” prepared by Paula, Sokolowski & Sartor, LLC dated May 23, 2025, unsigned; and

**WHEREAS**, the Applicant appeared before the Land Development Board on September 16, 2025 for a public hearing on the Application, which hearing was duly noticed by the Applicant in accord with the certified list; and

**WHEREAS**, the Applicant was represented by Anne Cantwell, Esquire, and her engineer, Robert Stout, PE, was also present. Mr. Stout and the Applicant were sworn, Mr. Stout was qualified, and the Applicant testified before the Board with regard to the subdivision and related issues, which included the following testimony:

1. The subdivision is being pursued in accord with the Mrs. Hines father’s estate plan. Mrs. Hines has a brother with a disability who resides in the house for proposed Lot 5.07; and

**WHEREAS**, Mr. Stout testified as follows:

1. The proposal would reduce that residential lot from approximately 17.1 acres down to 2.2 acres, allowing for a more manageable, stand-alone property for Mrs. Hines’ brother. This smaller lot triggers the number of variances given the 10-acre minimum lot size and related bulk standards;
2. The remainder lot would be 14.9 acres. The immediate intent is to grow hay on the lot and keep it to agricultural production. Access to the lot would be by easement through Mrs. Hines existing lot;



3. Exhibit A-1, a color-coded map of the subdivision was entered to assist in explanation of the proposed lot lines and access;
4. Exhibit A-2, the minor subdivision plan, was also entered and testified to;

**WHEREAS**, the Board and the Applicant engaged in a detailed discussion regarding existing lots and ownership of same. The Board expressed concern over allowing the smaller 2.2 acre lot as proposed where the current lot is conforming at 17.1 acres and the subdivision would create a non-conforming lot. Based upon this discussion and these concerns, it was agreed that the Application would be revised to provide that:

1. The 2.2-acre lot as proposed Lot 5.07 will be permitted, on the **CONDITION** that existing Block 801, Lot 5.02 (already owned or under the control of Mrs. Hines) must be combined with proposed Lot 5.06 (the 14.9 acre lot) in order to create a new lot of approximately 15.9 acres. By doing so, the result is the same number of lots as those that exist today. The sole change is that undersized Lot 5.02 will go away and new undersized Lot 5.07 will take its place. It is noted that Lot 5.02 is smaller in acreage than Lot 5.07, so the new configuration will actually be closer to conformance than the existing configuration;
2. Due to the change in configuration, there is no longer a need for access to proposed Lot 5.06 through Mrs. Hines and her spouse's existing Lot 5.05, and as such any variances regarding permitting development lacking frontage are no longer required;
3. If any additional variances as to the frontage or dimensions related to Lot 5.02 (to now be combined with proposed Lot 5.06) are triggered, these are already existing conditions and the combining of the lots is an improvement which justifies any such variance relief;
4. As a **CONDITION** of approval, the Applicant shall submit the Deeds of Subdivision and Consolidation to the Board Attorney and Engineer for their review and comment prior to filing same with the County Clerk; and

**WHEREAS**, the Board opened the hearing to the public, there was no public comment received, and the public hearing was closed; and

**WHEREAS**, the Board carefully considering the evidence presented by the Applicant, in support of the application, and after the meeting was opened to the public for questions, comments and input, the Land Development Board has come to the following conclusions:

1. The Springfield Township Land Development Board has jurisdiction over this Application pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq.

2. The Applicant sought Minor Subdivision and Bulk Variance approval pursuant to N.J.S.A. 40:55D-47 and 70.c for the above-referenced subdivision, as revised, and related bulk variances.

3. The Applicant met the criteria for the grant of the Bulk Variances as the overall subdivision plan, by combining existing Lot 5.02 with proposed Lot 5.06, creates a lot layout that is actually closer to conformance to the code requirements as the existing layout. The revision removes the need for a lot without frontage. It allows a lot of under 10 acres solely because an existing smaller lot (Lot 5.02) is being combined with proposed Lot 5.06. All of the other bulk variances stem from the fact that proposed Lot 5.07 is only 2.2 acres and the dimensions and setbacks are associated with 10-acre minimum lot sizes. The 2.2 acre lot will be consistent with other lots fronting along Petticoat Bridge Road. Any negative impacts from the variances granted herein are ameliorated by the improved lot layout overall and the CONDITIONS imposed herein. It is also noted that some of the impacts relate primarily to the interface between proposed Lots 5.06 and 5.07, and both are the subject of the current application and will remain in ownership and control of the respective family members following the subdivision and for the foreseeable future;

**WHEREAS**, the Board included the additional following **CONDITIONS** on the Approval:

1. The Applicant will comply with all CONDITIONS set forth above;
2. The Applicant's approvals herein are conditioned upon the Applicant complying with any outside agency approvals, if applicable;
3. The Applicant shall comply with all prior resolutions of approval for the Property unless specifically modified herein; and
4. The Applicant shall be bound by any representations made by the Applicant or its representatives on the record, even if said representations were not specifically set forth above; and

5. Subject to the comments of the Board Engineer and Planner as contained in the August 5, 2025 Review Letter of ACT Engineers, by Jeffrey S. Richter, PE, PP, except as otherwise modified on the record and herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Development Board of the Township of Springfield, following close of the public hearing on the 16<sup>th</sup> day of September, 2025, and memorialized by this Resolution on the 21<sup>st</sup> day of October, 2025, that the application for Minor Subdivision and accompanying Bulk Variances is hereby GRANTED subject to the CONDITIONS noted herein.

#### **ROLL CALL VOTE**

Those in Favor:	7
Those Opposed:	0
Those Abstaining:	0

**BE IT FURTHER RESOLVED** that a certified copy of memorialization be sent via regular mail to the Applicant within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Township Clerk, Tax Assessor, Construction Official, and Zoning Officer. A brief notice of this decision shall be published in the official newspaper of the Township.

## **CERTIFICATION**

I hereby certify that this foregoing Resolution is a true resolution, as adopted by the Land Development Board of the Township of Springfield on October 21, 2025 in accordance with its decision at its regular meeting on September 16, 2025.

**Attest:**

**SPRINGFIELD TOWNSHIP  
LAND DEVELOPMENT BOARD**

\_\_\_\_\_  
**TAMELA HARTMAN, Secretary**

**By:**

\_\_\_\_\_  
**JO JAQUES, Chairperson**

**Dated:** \_\_\_\_\_

**Date of Approval: September 16, 2025**

**Date of Memorialization: October 21, 2025**