



Board of Chosen Freeholders
County of Burlington
New Jersey



Department of: RESOURCE CONSERVATION

MARY PAT ROBBIE
Director of Resource Conservation

Phone: (856) 642-3850
Fax: (609) 726-7333

BURLINGTON CADB RESOLUTION # 2016 - 28

Physical Address:

624 Pemberton Browns Mills Rd
Pemberton, New Jersey 08068

Mailing Address:

P.O. Box 6000
Mount Holly, New Jersey 08060

Site Specific Agricultural Management Practice Determination
Under The New Jersey Right to Farm Act
John Probasco on behalf of Recklesstown Distillery, LLC

Springfield Township Block 1001, Lot 1.01
July 14, 2016

WHEREAS, John Probasco on behalf of Probasco Farms LLC, the current operator of the above-referenced farm ("Applicant"), and on behalf of Recklesstown Farm Distillery, LLC the proposed operator of the Farm Market, has applied to the Burlington County Agricultural Development Board ("CADB") pursuant to the NJ Right to Farm Act ("Act") detailed in N.J.A.C. 2:76-2.3 requesting a Site Specific Agricultural Management Practice ("SSAMP") determination requesting Site Plan approval for the construction of a Farm Market in accordance with the permissible activities detailed in N.J.S.A. 4:1C-9 et al.; and

WHEREAS, Recklesstown Farm Distillery, LLC (the "Distillery") will farm the above-referenced property and operate a Craft Distillery in accordance with N.J.S.A. 33:1-10.3d (NJ Craft Distillery License); and

WHEREAS, on January 14, 2016 the CADB adopted resolution 2016-10 certifying eligibility under the RTF act for the Applicant on the subject property; and

WHEREAS, on March 14, 2016 the CADB adopted resolution 2016-12 granting a Site Specific Agricultural Management Practice ("SSAMP") determination finding that the following activities are protected activities under the Act:

1. processing of crops grown on the farm into craft distilled spirits
2. construction of a "farm oriented pole building" to be used for the processing, tastings and sales of the spirits
3. conducting educational tours of the farm and distillery
4. The sale of merchandise such as glassware, t-shirts and other items used to advertise the operation; and



WHEREAS, on March 15, 2016 the Applicant submitted a request seeking Site Plan review and approval for the Distillery Farm Market referenced in the 2016-12 resolution; and

WHEREAS, the applicant simultaneously submitted the Site Plan to the Springfield Township Planning Board seeking their informal review and comment; and

WHEREAS, in accordance with N.J.A.C. 2:76-2A.13, the CADB has the authority to review Site Plan elements for Direct Marketing facilities; and

WHEREAS, since the time of the initial submission of the Site Plan, staff has coordinated an internal review with the assistance of the following:

1. Applicant
2. Applicant's engineer William H. Nicholson, P.E.
3. Springfield Township Planning Board Engineer, Jeffrey S. Richter
4. Springfield Township Planning Board Solicitor, Denis Germano, Esq.
5. Burlington County Engineer's office.

WHEREAS, since the time of the initial submission there have been various revisions to the Site Plan the most current version dated 3/28/16 revised to 6/30/16; and

WHEREAS, on July 14, 2016 the CADB conducted its regularly scheduled meeting, due notice of said meeting was given in accordance with New Jersey Statutes and the Open Public Meetings Act and a quorum of the CADB being present at the meeting; the matter of the SSAMP was heard; and

WHEREAS, the Applicant has submitted proof of written notice as required in N.J.A.C. 2:76-2.8; and

WHEREAS, the Applicant was represented by John Probasco; and

WHEREAS, the CADB received into evidence the following Exhibits:

Submitted by the Applicant:

Exhibit A – Site Plan as prepared by William H. Nicholson & Associates dated 3/28/16 (current version revised to 6/30/16)

Exhibit B – Proof of 200 foot notice

Exhibit C- Drainage Calculations pertaining to preexisting and post development runoff

Submitted by Staff:

Exhibit D – letter from Jeffrey S. Richter, P.E., Springfield Planning Board Engineer, dated May 20, 2016

WHEREAS, the CADB has reviewed the elements of the Site Plan as detailed in the SSAMP request; and

WHEREAS, pursuant to N.J.S.A. 4:1C-9, the commercial farm must be in compliance with all relevant federal or State statutes or rules and regulations adopted pursuant thereto, and not pose a direct threat to public health and safety; and

WHEREAS, CADB staff has represented that the current version of the Site Plan conforms with all municipal ordinances and / or recommended waivers as detailed in the May 20, 2016 letter from Jeffrey S. Richter, P.E.; and

WHEREAS, the CADB has opened this matter for public comment; and

WHEREAS, staff recommends that the CADB grant approval to the current version of the Site Plan with certain recommendations which are detailed in the May 20, 2016 letter from Jeffrey S. Richter, P.E.; and

WHEREAS, the CADB concurs with the recommendation listed below:

- The Applicant work with the Springfield Township Fire Official to provide all necessary signage and emergency vehicle access elements as requested by the Springfield Township Fire Official.
- The increase in runoff from the site onto the adjoining preserved lands appears to be relatively insignificant, thus no additional stormwater improvements are required.

WHEREAS, the CADB has reviewed the recommendation in the May 20, 2016 letter from Jeffrey S. Richter, P.E. pertaining to additional vegetative buffering and landscaping aesthetics and finds that the current version of the Site Plan offers adequate vegetative buffering and aesthetics; and

WHEREAS, the May 20, 2016 letter from Jeffrey S. Richter, P.E., contains various other recommendations that have all been corrected and/or addressed in the current version of the Site Plan


NOW, THEREFORE BE IT RESOLVED that the Board makes the following findings:

1. The applicant meets the eligibility criteria as required under the Act
2. The activities for which the applicant is seeking an SSAMP determination are protected activities detailed in N.J.S.A. 4:1C-9 and in N.J.A.C. 2:76 2A.13
3. The Site Plan for Springfield Township, Block 1001, Lot 1.0, prepare by William H. Nicholson Associates, dated 3/28/16, revised to 6/30/16 is hereby approved with the following conditions:
 - The Applicant work with the Springfield Township Fire Official to provide all necessary signage and emergency vehicle access accommodations as requested by the Springfield Township Fire Official
 - The Applicant submit to Springfield Township any necessary fees or that may be required for the for site inspections
 - The Applicant submit to Springfield Township any necessary performance and/or maintenance bonds
 - If impacts from the construction of this Farm Market are found at a later date to have negative impacts on the preserved acreage adjacent to the Exception Area, the Applicant will be required to correct those measures in accordance with the Deed of Easement DB 6809 Page 909. These negative impacts may include, but are not limited to: drainage, trash and/or encroachment.

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Site Plan approval does not exempt the Applicant from obtaining any / all other necessary permits and approvals as may be required in a standard Site Plan review application.

NOW, THEREFORE, BE IT FURTHER RESOLVED that copies of this resolution shall be provided to the SADC, Springfield Township and the Applicant.

Member	Yes	No	Abstain	Absent
Chairman Phillip Prickett	✓			✓
Vice Chair John J. Logue				✓
Louis DeLorenzo				✓
Robert T. Eckert				✓
John M. Hlubik	✓		✓	
Peter Johnson			✓	
Lawrence Kuser	✓			
Timothy Lutz	✓			
Lisa Post	✓			
Paul Shinn	✓			
D. Todd Wilkinson				✓


Chairman Phillip Prickett

7/14/16
Date

Exhibit C - 1 sheet

STORM DRAINAGE SUMMARY FOR RECKLESSTOWN DISTILLERY

SPRINGFIELD TOWNSHIP

BURLINGTON COUNTY

Prepared by:

WILLIAM H. NICHOLSON ASSOCIATES, P.A.
4 Rancocas Boulevard
Mt. Laurel, NJ 08054
Phone: (856) 778-7447
Fax: (856) 778-7744

Project No.: 1211
Date: 5/16/2016
Rev.: 7/8/2016
By: SGW
Chk: WHN
Shl: 1 of 1

STORM FREQUENCY	RAINFALL	EXISTING RUNOFF TO SOUTH (cfs)	DEVELOPED RUNOFF TO SOUTH (cfs)	CHANGE (cfs)
(Yr.)	(in.)			
A	B	C	E	
2	3.4	1.79	1.98	0.17
10	5.2	4.14	4.36	0.22
100	8.8	9.43	9.83	0.40

Existing runoff based on agricultural practice of conservation tillage with crop residue left in place.

Developed runoff based on separate impervious/pervious cover runoff calculation.

Exhibit D - 3 sheets



BANC3, Inc.
Consulting Engineers
www.banc3engineering.com

■ Engineers
■ Surveyors
■ Construction Managers
■ Information Technology

300 Alexander Park, Suite 350
Princeton, NJ 08540
609.759.1900 phone
609.919.9022 fax

May 20, 2016

Brian D. Wilson, CADB Administrator
Burlington County Farmland Preservation Program
P.O. Box 6000
Mount Holly, NJ 08060.
(Via email: bwilson@burlington.nj.us)

RE: Applicant: Recklesstown Farm Distillery, LLC
 Block: 1001
 Lot: 1.01
 Plate: 10
 Zone: AR-10 Agricultural Rural & Viewshed
 Corridor
 Action: Site Plan Recommendations
 BANC3 File No.: 2000378.19

Dear Mr. Wilson,

As you are aware, the applicant has submitted an application to the County Agricultural Development Board (CADB) for Site Plan Approval to construct a craft distillery and associated site improvements on the above referenced property. The applicant appeared before the Springfield Township Planning Board on May 17, 2016 to informally discuss this project. The Planning Board reviewed the various deviations from the Township Ordinances the developed the following recommendations for CADB's consideration when reviewing this application.

Waivers

The Planning Board understands that approval of this project resides with the CADB. The Board would recommend waivers of the following Township parking and design standards:

1. The Township Ordinance requires driveway aisle widths to be twenty-five (25) feet. The Board recommends that the aisle widths be reduced to twenty-four (24) feet as proposed by the applicant.
2. The Township Ordinance does not permit parking on the main driveway access aisle. The Board recommends a waiver of this requirement to permit the parking as shown on the applicant's plan.
3. The Township Ordinance requires driveways to be thirty (30) feet in width. The Burlington County Planning Board will have jurisdiction over the driveway access width and configuration. The Township Planning Board recommends a waiver of the municipal requirement to permit the driveway width to be twenty-four (24) feet as shown on the applicant's plan.
4. The Township Ordinance requires parking and loading areas to be curbed and paved. The Board recommends a waiver of these requirements for the proposed use to preserve the rural character of the area.



May 20, 2016

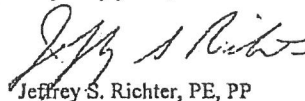
Recommendations

The Planning Board is requesting that the CADB consider the following recommendations when reviewing this application. These recommendations were discussed with the applicant and there was a general agreement that they would conform.

1. The Board recommends that fire lane signage be provided along the driveways. They also recommended that the Township Fire Official review the plan and provide input concerning this signage and accessibility for emergency vehicles. The applicant agreed to coordinate with the Township Fire Official.
2. The Board recommends that the future parking areas not encroach upon the front yard setback of 85 feet as required by the Township Ordinance. The applicant agreed to adjust the plan to comply.
3. The Township Ordinance has extensive requirements for landscaping and buffering of commercial properties and parking areas in residential zoning districts. The project site is located within the Township's AR-10 Agricultural Rural and Viewshed Corridor Districts which are residential in nature. The Board recommends that some additional landscaping be provide to complement the aesthetics of the site as viewed from adjacent roadways. The Board did not feel that heavy buffering was necessary based upon the surrounding uses.
4. The Board recommends that lighting facilities be provided for the sidewalks between the parking area and the building.
5. The Board recommends that drainage calculations be provided to the CADB for review. The applicant's engineer did provide calculations at the Township Planning Board meeting that indicate the increase in flow will be minimal. The Board felt that a slight increase in flow would be acceptable since it will be flowing onto the applicant's larger farm parcel.
6. The Board recommends that the loading space and trash collection areas be defined on the plans. These areas will be facing Route 206 therefore the Board recommends that these areas be buffered from view from the roadway. This buffer could be a combination of fencing and vegetation.
7. The turning movements for trucks appears tight at the end of the parking lot near the loading and trash collection area. The Board recommends that truck maneuvering onsite be reviewed by the CADB to insure that these vehicles will be able to access these areas. This would also include maneuvering for emergency vehicles.

In addition to the above waivers and recommendations, the Board had a question concerning who would be responsible for bonding of the proposed improvements and inspection of construction for this project.

Very truly yours,



Jeffrey S. Richter, PE, PP
Springfield Township Planning Board Engineer

Burlington County Farmland Preservation Program
Applicant: Recklesstown Farm Distillery, LLC
Block 1001, Lot 1.01

May 20, 2016

JSR

cc: Planning Board Members
Patty Clayton, Planning Board Secretary (via email: clerk@springfieldtownshipnj.org)
Denis Germano, Esq., Zoning Board Solicitor (via email: dcp@govlaws.net)
George Hulse, Esq. (via email: ghulse@hulse-germano.com)
William H. Nicholson, PE (via fax: 856-778-7744)
Applicant

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גחצף חבצח זלזל

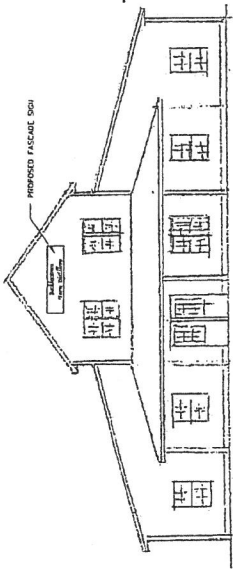
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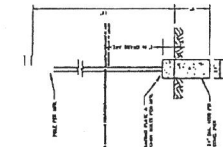
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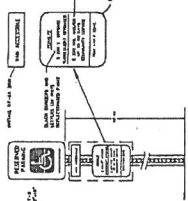
PROPOSED FACADE SKETCH

PROPOSED FACADE SIGN LOCATION SKETCH

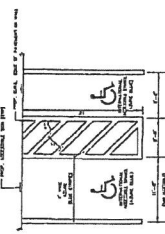
SKETCH FOR SIGN LOCATION PURPOSES ONLY
FACADE SIGN TO BE SAME COPY AND SIZE AS GROUND SIGN (8' x 7')



SITE LIGHT DETAIL



ACCESSIBLE PARKING SIGN DETAIL



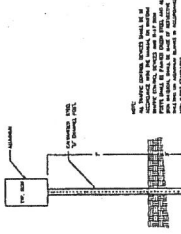
ACCESSIBLE PARKING STALL DETAIL

LIST OF OWNERS OF LAND WITHIN 200 FEET

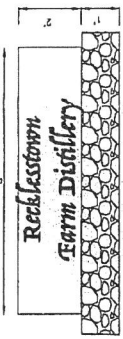
OWNER	ADDRESS	PHONE	DATE
1. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
2. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
3. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
4. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
5. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
6. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
7. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
8. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
9. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
10. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
11. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
12. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
13. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
14. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
15. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
16. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
17. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
18. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
19. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78
20. J. H. HARRIS	1000 N. 10th St.	252-1234	10/1/78



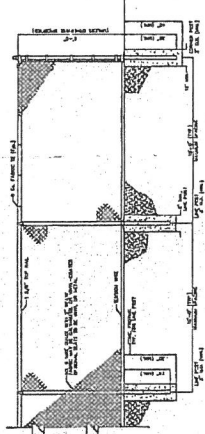
FIRE ZONE SIGN DETAIL



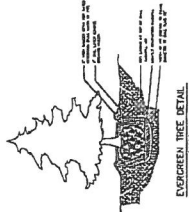
TYPICAL SIGN MOUNT DETAIL



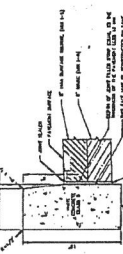
SKETCH OF PROPOSED GROUND SIGN BY APPLICANT



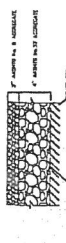
6-FT. CHAIN-LINK FENCE & POST DETAILS



DECIDUOUS TREE PLANTING DETAIL



N.J.DOT CURB & PAVEMENT DETAIL



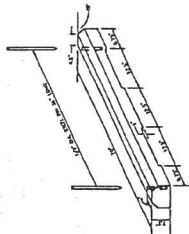
PROPOSED STONE AGGREGATE DRIVEWAY AND PARKING DETAIL



CONCRETE PAVEMENT DETAIL
(FOR 24'x24' PAD & 20'x15' PAD)



SITE PAVING DETAIL



CONCRETE WHEEL STOP

ACCESSIBLE PARKING SIGN DETAIL

CONCRETE SIDEWALK SECTION

CONSTRUCTION DETAILS
BLOCK 1001 LOT 101
WILLIAM H. NICHOLSON ASSOCIATES, P.A.
WILLIAM H. NICHOLSON, P.E.