

**MINUTES OF
MEETING OF THE PLANNING BOARD
OF OLDMANS TOWNSHIP
April 20, 2009**

The regular monthly meeting of the Oldmans Township Planning Board was called to order by Chairman, Jay Perry, at 7:35 PM on Monday, April 20, 2009 at the Township Hall in Pedricktown, New Jersey.

Rae read the Open Meetings Act statement.

ROLL CALL: Those present were Frank D'Antonio, William Miller, Harry Moore, Anthony Musumeci, Jay Perry, Earl Ransome, Steve Smith, Carol Tighe and Rae Walzer. There were 9 members present, therefore, all could vote. Also present were the Board Solicitor, Stewart Palilonis and Township Engineer, John Bickel.

Motion was made by Frank D'Antonio, seconded by Harry Moore and passed unanimously that the regular meeting minutes of March 16, 2009 be approved as written.

CORRESPONDENCE:

Secretary –

Salem County – “Discover the Possibilities”

New Jersey Planner – NJPO, March/April 2009, Vol. 70, No. 1.

Nehmad, Perillo & Davis – Letter dated April 9, 2009, regarding American Auto Salvage & Recycling, Inc., Informal presentation.

State of New Jersey – letter dated March 20, 2009 Salem County Mosquito Commission

Mayors Fax Advisory - Dated 3/17, 3/19, 3/24, 4/13.

Jay asked about the Mosquito Commission Letter. John Bickel spoke with Salem County Commission, Dennis Mahoney, and found some are not blue line streams. A GP15 permit allows them to clean ditch, takes 5 years. If not a blue line, then they can work on it. Frank believes the state should be challenged about the cleaning of the ditch. It was suggested that the Salem County Ag Board lobby with our Township pertaining to the ditch cleaning.

COMMITTEE REPORTS:

Environment – Sam absent

D.R.A.B. – Anthony, no report.

Economic Development – Earl absent

Liaison - Carol reported that Mr. Kemp would be at the Zoning Board.

Master Plan – Rae provided Peter with a sketch of the hazard area for the Airport for the Master Plan.

There was a discussion about Mr. Fetsko wanting to put up a fence. Mr. Hoffman is suggesting not to.

Township Engineer – John reported that Goya is 50% finished. Manfredi is considering building and would like to start early fall. Matrix needs to extend the boulevard. The fence along Jenkins property has been extended all along the property line. A new plan was

updated April 7th and Board will receive a new set.

OLD BUSINESS:

Harry asked about the Costa property. It falls under the extension.

NEW BUSINESS:

Jay stepped down from the Board and Rae presided.

Informal Presentation:

American Auto Salvage & Recycling, Inc.

Proposed Site: Route 130

Block 44, Lots 1.02 & 1.03

Oldmans Township

Keith Davis, Attorney for Nehmad, Perillo & Davis represented American Auto Salvage & Recycling, Inc.

Their new name is “American Iron & Metal International, LLC”.

Property is 13 acres of vacant land in the C/I zone, Block 44 Lot 1.02, & 1.03. The Cilipeno Family has been in Hamilton Township for many decades. Their planner showed a concept drawing. This would be a metal recycling facility where materials would be weighed and recycled. It would consist of an office, metal shop, and repair shop (to repair their own vehicles). There would be 38 parking spaces. The site would be buffered. A variance will be needed for setbacks on the side adjacent to CST. They plan to use the railroad. They plan to employ up to 100 people. Their hours of operation would be 5-6days/wk, with regular business hours. The public would be able to drop off their recyclables. Route 130 would have a paved apron. The public won't see anything from the main street. It will be buffered. There would be an automatic shredder. They could have 100 cars there for processing but they won't be seen from the road. The largest truck for delivery would be an 18 wheeler. Asked about stacking on the highway, this should be maintained on site. The entrance to the weigh point will be revised to reflect 300' from the road. They may do double lanes There will be drain containers if needed. They will have reclaimers and therefore no dust. They will be inspected by the DEP.

They wish to start ASAP. This is an \$8M project.

Jay returned as Chairman.

There were several zoning issues discussed. John Bickel will do a follow-up with the Zoning Officer.

There being no further business, the meeting was adjourned at 9:45 pm.

Respectfully submitted,

Rae B. Walzer

Rae B. Walzer, Secretary

Transcription not verbatim
Tape on file at Town Hall

NEXT PLANNING BOARD MEETING IS SCHEDULED FOR:
Monday, May 18, 2009 at 7:30PM.