OLDMANS TOWNSHIP

PLANNING BOARD

April 16, 2018

The regular monthly meeting of the Oldmans Township Planning Board was held on April 16, 2018. Meeting was called to order by Chairman Collom at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: Sandy Collom, Dan Daly, Sue Miller, Anthony Musumeci, Tina Nipe, Jay Perry (7:05), Earl Ransome, Steve Smith and Dean Sparks. Board Professionals: Tom Tedesco and Ron Uzdavinis.

MINUTES OF PREVIOUS MEETING: The March 19, 2018 minutes were not approved at this meeting as Dean Sparks made some comments during the meeting that he wanted to be included. Minutes will be presented at the April Planning Board meeting.

CORRESPONDENCE: Local Finance Notice – Annual Financial Statements are due by April 30th.

SUBCOMMITTEE APPOINTMENTS:

Economic Development - Anthony Musumeci stated the Township Committee is not pursuing the purchase of the GSA owned portion of Camp Pedricktown...

Environment - Nothing to report at this time.

Farmland Preservation - Sandy Collom would like to establish a Farmland Preservation Subcommittee made up of the following members: Jay Perry, Dan Daly, Sandy Collom and Melinda Taylor. The purpose of the subcommittee is to complete some of the legwork for the Farmland Preservation element in order to cut down on the cost of the element.

 Ron Uzdavinis had reviewed two Farmland Preservation Elements: Greenwich Twp. (Warren County) and Hope Township (Warren County). Both were over 100 pages long. He recommends a professional planner to do the work.

 Dean Sparks had already spoken to Lisa Specca, Professional Planner for the Township Committee. She estimated the cost of the element to be $10,000-$15,000. Following discussion and a vote, it was agreed that more written quotes would be needed in order to satisfy the Township Auditors. If the cost of the element gets close to the bid threshold, then a formal bid process will have to implemented. Melinda Taylor will try to have the information available at the next meeting.

OLD BUSINESS:

Manfredi Cold Storage

Block 40/Lots 6, 7, 7.01 & 7.04

US Route 130

Phasing of Construction

**Resolution 2018-09** Granting Phased Construction of Preliminary and Final Site Plan Approval

Jay Perry notated that the resolution states that both houses to be demolished are located along Benjamin Green Road, but one house is located along US Route 130. Dean Sparks wanted to know if there was going to a large dirt pile on the property once the first phase of construction began and how will the property be landscaped. Tom Tedesco stated there will be no temporary dirt pile. The part of the warehouse that is not being constructed will have topsoil and be seeded. The majority of the property will be landscaped.

Mr. Perry made a motion to approve the resolution, subject to the change in street address for demolition, Sandy Collom seconded and a roll call vote was taken.

Roll Call Vote:

Sandy Collom Yes

Dan Daly Yes

Sue Miller Yes

Anthony Musumeci Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

9 –aye/ 0 –no

A & R Ventures

Block 13.01/Lots 3 and 3.01

Pedricktown-Woodstown Rd.

Amendment to Final Site Plan Approval Including Variances

Sworn In: Larry DiVietro, Professional Planner for Land Dimensions; Andrew Hogg, Professional Engineer for Land Dimensions and Alavaro Costa, Principal. Representing Applicant: Pat McAndrew, Esquire.

Tom Tedesco stated the application can be deemed complete.

Three sets of variances are being requested:

 Lot size on 32 lots

 Width/Frontage of lot size

 Front yard set back

Larry DiVietro presented the following exhibits:

Exhibit A1 - Aerial view of proposed subdivision

Exhibit A2 - Subdivision as approved in 2005

Exhibit A3- Aerial view – portion of subdivision lots

Site is approximately 111 acres; twenty-six acres (23%) is a restricted environmental area which cannot be developed. In 2005 preliminary approval of the subdivision had 41 lots, but at the time of final approval, the lot numbers decreased to 38. Now the applicant is requesting to increase the number of lots to 48. The property is zoned Agriculture/Residential (AR) which requires 2 acre lot minimums. Applicant is requesting “C” bulk variances. There is 4,000 feet of frontage along Oldmans Creek which has been determined to be an eagle foraging area. Across the street from the development is zoned Residential (R) with one acre lot size requirements. The roads will remain exactly as was approved in 2005, as well as the stormwater basins. Applicant is simply reshaping the lots with each lot being an average size of 1.4 acres.

Since the last approval in 2005, Mr. DiVietro stated that the NJ DEP has placed more environmental constraints on the site such as stormwater management and the public area along Oldmans Creek that was originally approved as part of the 2005 approval is being removed. Mr. DiVietro stated the deed for the subdivision will go to the mean time water line (high tide mark). A split rail fence will be put up along the back yards of the lots in the back.

Sixteen lots will remain conforming in regard to lot size; all 48 proposed lots require a variance for setback. The subdivision will have two phases for development of the site – one in front of the ditch and the second phase behind the ditch running through the development.

Mr. Sparks wanted to know if an acceleration or deceleration lane was planned for Pedricktown-Woodstown Road. Mr. Hogg stated that the County may require once they have reviewed the revised site plans.

Mr. Smith inquired about the 50 foot set back variance and the reasoning behind the request. Mr. DiVietro stated that it gives the subdivision a more community feel and bigger back yards which are better for families. Septic systems will be in either the front yard or side yard. Two shade trees/lot are required. No sidewalks are to be installed. Most of the houses will have a 2 car garage and some will have a 3 car garage but all will have side entries, not front entry.

According to RSIS, a 20 foot road is required. The site has 24 foot roadways. The Municipality could restrict street parking.

Home prices will range from $300,000 to $400,000. Average size is 3,500 square feet.

Mr. Musumeci wanted to know how the stormwater basins effect the neighboring properties. Mr. Hogg replied that Oldmans Creek is tidal so the water will flow back and forth. The site will have 4 stormwater basins. The basins were not designed for a 100 year storm.

Mr. Ransome questioned the elevations of the septic system that will be located in the front yard. Mr. Tedesco stated that the septic designs have not been approved yet by the Salem County Dept. of Health. Mr. Costa stated that the septics will be above ground but the house will be raised to level out the appearance. Wells will be in the back yard.

There was some discussion about the installation of sidewalks. Mr. Perry stated sidewalks would result in less impervious surface. Mr. McAndrew stated the road system has been designed and is half built.

Mr. Musumeci wanted to know about landscaping. Mr. Tedesco replied that there is a lot of landscaping along Pedricktown-Woodstown Road. The roadside landscaping will be within the lots, not on the County easement.

Homeowner’s Association will be in place and the stormwater basins will be maintained by the HOA.

All original approvals of the subdivision in 2005 will remain the same except for the requested amendments. Resolution 2006-17P stated the Township is to receive $500.00 per lot from the developer, prior to final approval. The purpose of the funds is toward the maintenance of the stormwater pipe system.

PUBLIC HEARING FOR APPLICATION

Sam Lodge - The retention pond at the subdivision is draining onto his property, not directly out to Oldmans Creek. He is concerned about the bridge in the back field.

Mr. Perry made a motion to close the public hearing to the public, Mr. Ransome seconded and all agreed.

CLOSED TO THE PUBLIC

Mr. Perry wanted to know if the detention basin could be made bigger in order to help alleviate the quick draining water onto neighbor’s property. Mr. Hogg stated that the basin was designed as a “water quality basin” which would hold less than 1 foot of water in the basin, with the rest going eventually to the Creek. Manicured lawns retain more water that the current fallow field. Grass will reduce the amount of the runoff. Water drains to the ditch for the whole development. There is a 3 inch pipe in the bottom of the basin.

Mr. Smith expressed his belief that the reason for increasing the number of lots is for sale ability of the homes and the subdivision. Mr. DiVietro stated that the trend in home ownership is that families do not want to maintain a large area. Salem County population is aging – need more families with children. Smaller lots are more attractive and want a successful development.

Tom Tedesco sworn in. He reviewed his technical comments with the Planning Board and applicant. There was some discussion with the Planning Board about “no street parking” and the installation of no parking signs. Mr. Uzdavanis acknowledged that enforcement of no parking would be a problem for the municipality as we do not have a police presence. The HOA can address the no street parking as part of the HOA agreement. It was agreed by the Board that no parking signs will not be required as part of this application.

The other item that was discussed was whether or not fencing should be placed around the detention basins. It was decided that since the basins are not deep, no fencing would be required.

Exhibit A4- Photos of potential permanent development signs to be placed at the entrance of the development. The Planning Board agreed that Tom Tedesco would have the authority to approve the placement of the permanent sign, assuming that the placement was conforming.

Mr. Tedesco told the applicant that there is a new State law that requires that the Stormwater Maintenance Plan is now required to be recorded.

A performance guarantee will also have to be submitted.

Regarding public access along Oldmans Creek, the Waterfront Development agency wanted public access but because of eagle foraging the NJ DEP will not allow signs will be erected, nor trails formed but the easement will be allowed to stay.

Mr. Perry wanted to know how big the detention basin is by the Norton property. Mr. Hogg stated the largest basin is 25,000 sq.ft. (1/2acre). Mr. Perry is requesting that the developer consider making the basin larger to accommodate the public’s comments about the drainage. Mr. DiVietro stated that the basin is located on one homeowner’s lot (#33) which is approximately 3+ acres. Following discussion among the applicant’s representatives, it was agreed that the applicant would increase the size of the basin on lot #33 by widening the basin which should increase the size by 40-50% (subject to the Planning Board engineer’s approval).

There was also request from the Planning Board to the applicant that sidewalks be installed. The applicant agreed to install sideswalks on one side of the street. It was agreed that Tom Tedesco, Planning Board Engineer, would approve the placement of the sidewalks.

Sandy Collom made a motion to vote for all three variance requests at the same time, Mr. Musumeci seconded and a roll call vote was taken.

Roll Call Vote:

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks No

Melinda Taylor Yes

8 –aye/ 1–no

OPEN TO PUBLIC No comment

There being no further business, on motion by Jay Perry, seconded by Earl Ransome, all agreed to adjourn the meeting at 10:00 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary