OLDMANS TOWNSHIP

PLANNING BOARD

April 20, 2015

The regular monthly meeting of the Oldmans Township Planning Board was held on April 20, 2015. Meeting was called to order by Chairman Bill Miller at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: George Bradford, Sandy Collom, Dan Daly, Sam Guida, William Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith and Cordy Taylor.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Steve Smith, seconded by Jay Perry and approved by all those who attended the March 16, 2015 meeting.

**CORRESPONDENCE**: None

**COMMITTEE REPORTS**:

Environment - Concerned about auto that is parked along Geiger’s auto repair shop; auto sticking out in path of street. Also concerned about for sale sign on Hunt Farm; blocking site triangle.

Economic Development – Nothing to report at this time.

Master Plan Subcommittee – Nothing to report at this time.

Planning Board Engineer – Not present.

**OLD BUSINESS**:

Feasibility Study “In Need of Redevelopment Zone” (Airport and Truck Stop) Mr. Ziegler gave a brief synopsis of New Jersey’s Land Use Statutes. The redevelopment statute is very broad; abandoned properties and environmental concerns may qualify for redevelopment. The Planning Board is responsible for doing the feasibility study. The study is submitted to the Township Committee who is responsible for the ordinances for the redevelopment. The Planning Board has the authority to recommend the use or disuse of eminent domain, but ultimately the Governing Body has the final authority of whether or not to use eminent domain. The redeveloper must come to the Planning Board for site plan approval.

Mr. Guida questioned the airport since it is a privately owned airport but for public use. Mr. Miller stated that truck stop has been abandoned for over ten years. The Planning Board cannot do spot zoning.

Mr. Ziegler stated that improvements to the airport allows other properties to be improved. Once the area is declared a redevelopment zone, the Township can then offer a tax abatement program. The truck stop eye sore can be fixed up, surrounding land can obtain a tax break which makes the land more desirable.

Mr. Perry stated that development in Oldmans Township is difficult working the NJDEP.

Mr. Ziegler said the Planning Board can recommend or not recommend eminent domain but need to complete the feasibility study first, and then address that issue. It would be possible to have a separate feasibility study, one for the airport and one for the truck stop, or do both together.

Mr. Joyce explained the process. The Township Committee sets whether eminent domain is possible through their resolution to the Planning Board. The Planning Board does the feasibility study, which includes supporting documentation. Not all surrounding parcels might qualify for in need of redevelopment; the standards are set by the NJ Supreme Court. The Planning Board would submit a map and report to the Township Committee requesting the area to be declared a redevelopment zone. The Redevelopment Plan must be created for that area. The Planning Board will hold a public hearing before final conclusion. Comments made during the public hearing will be taken into consideration when preparing the final recommendation to the Township Committee. Mr. Joyce has experience working a redevelopment areas and plans. The anticipated cost of the study is $3,000 - $4,000.

When questioned, Mr. Ziegler does not have any issues with the Township Committee’s resolution requesting the Planning Board to complete a feasibility study.

Mr. Smith wanted to know the benefits to the Township for a redevelopment zone. Mr. Ziegler answered that the tax breaks would generate funds directly to the Township, not the County and school. If eminent domain were used, the Township would not have to be the owner of the property. The Township could take the property through eminent domain but then immediately sell the property to a redeveloper who pays for the cost of the eminent domain. The redeveloper can apply for grants to clean up the property; the Township would not be responsible for the cleanup of the truck stop.

Mr. Guida wanted clarification on the feasibility study for Oldmans Airport. Mr. Taylor stated that the Redevelopment study was separate from the feasibility study that the County and Township are working on. The report that the County and Township are working on will allow grants to be given to the airport from the FAA and NJ State Board of Transportation. The plan should be considered an Airport Improvement Plan. Millville Airport was just awarded $650,000 this week for improvements to their airport.

Mr. Ransome stated that feasibility studies are used throughout industries and recommends that the Planning Board proceeds forward with the study.

Mr. Ziegler stated that the Township Committee’s resolution does not need to be amended. The Planning Board determines the areas designated as in need of redevelopment. The Planning Board would need their own resolution to commence the study. A motion was made by Sam Guida and seconded by Earl Ransome to begin a feasibility study, consistent with the Governing Body’s Resolution 2015-50. A roll call vote was taken:

George Bradford Yes

Sandy Collom Yes

Sam Guida Yes

William Miller Yes

Jay Perry No

Earl Ransome Yes

Steve Smith No

Cordy Taylor Yes

Melinda Taylor Yes

7 – aye/2 – no, motion is approved.

**NEW BUSINESS**:

COAH Update – The New Jersey State Supreme Court’s findings were that COAH has failed in its duties and no longer has any power. All power has been transferred to the court system. Only two Townships in Salem County have completed their Round 3 plans – Pennsville and Upper Pittsgrove. He suggests waiting until early winter before the Township files their Round 3 plan; let other municipalities work out the kinks in the court system first.

Mr. Joyce stated that Round 3 for Oldmans has been submitted, except for the Spending Plan.

Commercial/Industrial Planning Board Recommendations – Mr. Miller reviewed with the Planning Board the Memo from the subcommittee dated May 19, 2014 referencing the suggested changes to the Township Code. The recommended changes include fence height, off-street loading, street parking and signs. These items are currently omitted from the Code and the subcommittee is requesting of the Planning Board to approve the recommendations and forward to the Township Committee. A motion was made by Steve Smith and seconded by Sam Guida to adopt a resolution authorizing the recommendations be forwarded to the Township Committee. A roll call vote was taken:

George Bradford Yes

Sandy Collom Yes

Sam Guida Yes

William Miller Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

9-aye, motion is approved.

**PUBLIC COMMENT**: No comment.

**NEXT MEETING**: Monday, May 18, 2015 beginning at 7:00 PM

There being no further business, on motion by Cordy Taylor, seconded by Steve Smith, all agreed to adjourn the meeting at 8:30.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary