OLDMANS TOWNSHIP

PLANNING BOARD

August 15, 2016

The regular monthly meeting of the Oldmans Township Planning Board was held on August 15, 2016. Meeting was called to order by Chairman Miller at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: Sandy Collom, Dan Daly, Sam Guida, Sue Miller, William Miller, Anthony Musumeci, Tina Nipe, Steve Smith, Dean Sparks, and Cordy Taylor.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Steve Smith, seconded by Cordy Taylor and approved by all those who attended the July 18, 2016 meeting.

**CORRESPONDENCE**:

South Jersey Planner – May/June 2016 edition

**SUBCOMMITTEES:**

Environment - Nothing to report at this time.

Economic Development - Nothing to report at this time.

Engineer’s Report - Adjacent homeowner is concerned about stormwater runoff from Costa housing development. Tom met with homeowners and suggested that they hire an engineer/surveyor. The approved plans should reduce 80% of the stormwater runoff before leaving the retention basin.

Met with Melby Pollock and George Bradford regarding the berm and property behind her house. Matrix offered to plant 50 hardwood trees between the house and berm. The NJ DEP plans allow to add additional vegetation but can’t cut the grass. Ms. Pollock requested cutting back the number of hardwood trees to be planted to 30 and replace the 20 with white pine lining the back of her property.

Tom inspected the field behind Ms. Pollock’s house for plastic. There are only a few small pieces left. He will follow up with contractor. Matrix is not allowed to disc harrow away the ridges per NJ DEP.

**OLD BUSINESS:**

**Resolution 2016-17** Adopting and Endorsing Amendments to the Gateway Park Redevelopment Plan

The Board reviewed the red-line edition of the amended plan to make sure that it met their requests from the previous meeting. Mr. Taylor made a motion to approve, Mr. Smith seconded and roll call vote held.

Roll Call Vote:

Sandy Collom Yes

Dan Daly Yes

Sam Guida Yes

Sue Miller Yes

Bill Miller Yes

Anthony Musumeci Recuse

Tina Nipe Yes

Steve Smith Yes

Dean Sparks Recuse

Cordy Taylor Yes

8-aye/0-no. Resolution approved.

**Resolution 2016-18** Leaming Farmland Subdivision – Block 27/Lot 12

The application was reviewed by the Farmland Subdivision Committee and presented to the Planning Board in May. This resolution will memorialize the approval.

Roll Call Vote:

Sandy Collom Yes

Dan Daly Yes

Sam Guida Yes

Sue Miller Yes

Bill Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Steve Smith Yes

Dean Sparks Yes

Cordy Taylor Yes

10-aye/0-no. Resolution approved.

**Resolution 2016-19** Jay and Patricia Perry Farmland Subdivision – Block 42/Lot 14.04

The application was reviewed by the Farmland Subdivision Committee and presented to the Planning Board in May. This resolution will memorialize the approval. Mr. Taylor suggested that future resolutions refer to the number of times an applicant has previously been granted subdivision approval. Following discussion, the Board agreed that future resolutions will reference the appropriate ordinance in regard to the number of allowable minor subdivisions. Mr. Taylor made a motion to approve, Mr. Smith seconded and roll call vote held:

Roll Call Vote:

Sandy Collom Yes

Dan Daly Yes

Sam Guida Yes

Sue Miller Yes

Bill Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Steve Smith Yes

Dean Sparks Yes

Cordy Taylor Yes

10-aye/0-no. Resolution approved.

**NEW BUSINESS:**

Master Plan and Elements Summary:

1990 Master Plan

2007 Housing Plan Element & Fair Share Housing

2008 Housing Plan Element & Fair Share Housing

2009 Statement of Objectives & Land Use Plan

2010 Preliminary Draft Build-Out & Zoning Analysis

2011 Environmental Inventory

2012 Utility Service & Recycling Element

2015 Economic Development

2016 Farmland Preservation

Farmland Preservation is still a work in progress. A referendum will be on the voting ballot for Oldmans Township in regard to a potential tax for farmland preservation. Need a designated fund before approval for preservation can commence.

The Housing Plan Element and Fair Share Housing will probably have to be redone once COAH has been resolved.

The Board recommended that both Lou Joyce and Bill Ziegler be contacted to find out what the next element should be.

Solar Power - The Board then began discussion about the ability to have solar power within Oldmans Township. Currently the majority of Oldmans Township has been blacked out by Atlantic Electric. Mr. Taylor made a motion to send letters to both Atlantic Electric as well as the Public Utility Board requesting that the grid supporting Oldmans Township be serviced in order to allow solar power; Mr. Smith seconded the motion and all agreed.

**PUBLIC COMMENT:**

George Bradford - He has spoken with a few residents about the new flood zone ordinance. It appears that Banks are beginning to request homeowners to obtain flood insurance if located in a flood zone.

**NEXT MEETING:** Monday, September 19, 2016

There being no further business, on motion by Cordy Taylor, seconded by Steve Smith, all agreed to adjourn the meeting at 7:50.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary