OLDMANS TOWNSHIP

PLANNING BOARD

August 20, 2018

The regular monthly meeting of the Oldmans Township Planning Board was held on August 20, 2018. Meeting was called to order by Chairman Sandy Collom at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: Sandy Collom, Dan Daly, Sam Guida, Sue Miller, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, Dean Sparks and Rae Walzer. Professional: Ron Uzdavanis, Esq.

**MINUTES OF PREVIOUS MEETINGS**:

July 16, 2018: Motion was made by Steve Smith, seconded by Jay Perry and approved by all those who attended the meeting.

**CORRESPONDENCE**: None.

**SUBCOMMITTEES**:

Economic Development - Nothing to report at this time.

Environmental - Nothing to report at this time.

**OLD BUSINESS:**

Public Hearing for Determination of an Area in Need of Redevelopment: Block 28.01/Lots 35, 36, 37, 42, 43, 43.01, 44 and 45

Mr. Uzdavanis explained to the Board and the public the protocol for the hearing. Lou Joyce, author of the Redevelopment Study, was sworn in. The Township Committee requested that the Planning Board consider the area as a potential redevelopment zone. The plan would be non-condemnation. Per State statute, there are eight criteria that determine whether an area is in need of redevelopment, of which only one of the criteria needs to be met. For this particular area the criteria that was met is the smart growth planning principle. The area in question in zoned commercial/industrial with four residential properties and four farms. Both the residences and the farms are pre-existing, non-conforming uses. The proposed area is adjacent to an already approved redevelopment zone. The study has determined that the proposed area is consistent with the Township’s 2009 Master Plan, and is already included in the 2001 State Smart Growth Plan, as well as the County’s 2004 Smart Growth Plan. The County has also included this area in their adopted sewer service area.

A redevelopment area is a two-step process:

1. Area declared an Area in Need of Redevelopment (Township Committee and Planning Board)

2. Redevelopment Plan written and approved (Township Committee)

Jay Perry - Is the wastewater management plan mentioned for “future” use?

Lou Joyce - Yes, future use. The proposed area will not need a designation process, already included in the plan.

Earl Ransome - Requested an explanation of smart growth principles?

Lou Joyce - Planning theory - growth should occur where appropriate and can be accommodated without additional burden on roads, infrastructure, utilities, etc.

Rae Walzer - Questioned the meaning of the diagram on page 6 of the Study.

Lou Joyce - Depicts the sewer service map from the County and shows where the property falls within the plan.

Rae Walzer - Questioned page 9 of the Study, area depicted in report.

Lou Joyce - Picture of tax map showing showing proposed area as well as lots surrounding. Resolution will show approved area.

Public Hearing Portion:

Helen Karol (157 Straughns Mill) sworn in. Would she be getting sewer service?

Lou Joyce - Current sewer system is privately owned. If offered, her property would be allowed to tie into the service.

Helen Karol - Wanted to know if there was any downside to designation of being declared an area in need of redevelopment.

Lou Joyce - There is an upside – provides more flexible pathway for future developers and makes the property more attractive to developers. This study is for designation purposes only and not a plan.

Keith Walton (175 Pedricktown-Woodstown Rd) sworn in. Wanted to know why the Planning Board was focusing on this proposed area rather than the blighted area of the truck stop.

Lou Joyce - Truck stop already designated as an Area in Need of Redevelopment. Tonight’s proposed area fills in the gap between the Airport/Truck Stop and the property known as Gateway Business Park II. This designation gives the area an opportunity to develop but is triggered by the property owner.

Adam Kacewich (135 Straughns Mill) – sworn in. Wanted to know impact to effected residents, such as property taxes and/or limit property use.

Lou Joyce - Designation allows for a Redevelopment Plan for the area. Doesn’t affect current zoning – is on overlay of current zoning. Allows for possibility for change.

Frank Mongiello (167 Pedricktown-Woodstown Rd) sworn in. Believes the Township has enough warehouses already.

Ron Uzdavanis - Mr. Mongiello is presupposing warehouses will be built on the proposed redevelopment area. The Planning Board does not know what would be coming. The Township Committee determines the Redevelopment Plan. The zoning is not changing.

Lou Joyce - No active use was proposed in the Study. Allows Township more flexibility to better plan for future use. Tool for creative design.

Keith Walton - What are the powers of the Township?

Lou Joyce - Township can negotiate with the developer.

Adam Kacewich Does developer have to come to the Planning Board?

Lou Joyce - No, not to the Planning Board.

Helen Karol - If some property owners want to sell and one property owner doesn’t want to sell, what happens.

Lou Joyce - Township cannot interfere; can’t make someone sell.

Frank Mongiell- Pureland has houses surrounded by warehouses.

Keith Walton- Any ideas for future use?

Ron Uzdavanis This is only a designation, not a redevelopment plan. Redevelopment Plan would also have a public hearing. Not a change of zoning. Statutes doesn’t allow the Planning Board to designate future use.

Lou Joyce - Area is already surrounded by other properties that were declared in need of redevelopment.

Closed to Public

Sam Guida - There appears to be a misunderstanding about the future use. Asked that Ron Uzdavanis explain.

Ron Uzdavanis There are limitations on the Planning Board – only designate the area. Township cannot take anyone’s property. Township Committee determines future development. Tonight only designating geographic area. Redevelopment Plan is prepared by the Township Committee.

The Planning Board has three options:

1. Agree with Planner’s Study or

2. Partially agree with Planner’s Study and include only some lots

3. Not designate the area in need of redevelopment

Jay Perry made a motion to recommend the proposed area in need of redevelopment which was seconded by Tina Nipe.

Roll Call Vote:

Sandy Collom No

Sam Guida No

Sue Miller Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith No

Dean Sparks Yes

Melinda Taylor Yes

5-aye/3-no Designation approved.

**Application 2018-01**

Bradley Pisker & Vivian Martz (Applicant)  
Donald Munyan (Owner)

Block 5/Lot 1

5 Lerro Road

Minor Subdivision

**Resolution 2018-12** Granting Minor Subdivision Approval Affecting Property Designated as Block 5/Lot 17 and Part-of Lot 1

Steve Smith made a motion to approve Resolution 2018-12 and Sam Guida seconded.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Rae Walzer Yes

7-aye/0-no Resolution approved.

**NEW BUSINESS**:

Proposed Ordinance of the Township Committee Amending Oldmans Township Code 110-7 “Right to Farm” and 110-18 “Commercial District” in Relation to Marijuana/Cannabis

Melinda Taylor explained that the Township Committee is considering the proposed ordinance which would prohibit the growing, distribution and use of marijuana within the confines of Oldmans Township. The Township Committee understands that the State could overturn the ordinance but wanted to be have the ordinance in place before the State makes a determination about the legalization of marijuana. The Township Committee has the authority to approve the ordinance, but wanted to keep the Planning Board up to date. Ordinance can be discussed at the next meeting.

**PUBLIC COMMENT**:

George Bradford - Township Committee believed that since we do not have our own police force that marijuana within Oldmans Township would be too hard to enforce.

Dean Sparks - Would like to hold a public hearing at September’s meeting for elementary school area.

**NEXT MEETING**: September 17, 2018 at 7:00 pm

Public Hearing for Area in Need of Redevelopment – Old Elementary School area

There being no further business, on motion by Sue Miller, seconded by Jay Perry, all agreed to adjourn the meeting at 8:12 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary