OLDMANS TOWNSHIP

PLANNING BOARD

February 20, 2018

The regular monthly meeting of the Oldmans Township Planning Board was held on February 20, 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, Sam Guida, Anthony Musumeci, Jay Perry, Steve Smith, Dean Sparks and Rae Walzer.

MINUTES OF PREVIOUS MEETING: Motion was made by Steve Smith, seconded by Jay Perry and approved by all those who attended the January 16, 2018 meeting.

CORRESPONDENCE: Two public notices – one from Logan Township and the other for A & R Ventures which will not be heard tonight.

SUBCOMMITTEE APPOINTMENTS:

Economic Development Rae Walzer and Anthony Musumeci

Environment Sam Guida and Sue Miller

Farmland Subdivision Jay Perry, Earl Ransome and Melinda Taylor

Master Plan Steve Smith, Tina Nipe and Sandy Collom

OLD BUSINESS:

Manfredi Cold Storage

Block 40/Lots 6, 7, 7.01 & 7.04

US Route 130

Phasing of Construction

Tom Tedesco explained that the Manfredi’s would like to phase the construction of the approved warehouse. Approval of the warehouse was granted June, 2017. The applicants are still in the process of obtaining approval from the NJ DOT and working with Carneys Point Sewage Authority; both of which are taking a long time. The Manfredi’s would like to build a septic system for a smaller warehouse. The original warehouse was approved at 600,000 sq.ft. but now they would like to start out with less, approximately 100,000 sq.ft. Improvements such as stormwater basin and landscaping will also be built.

Ron Uzdavinis, Planning Board Solicitor, stated that the submitted paperwork of the requested phasing did not have sufficient detail to allow the Planning Board to make an informed decision. Original approval stated building warehouse as a whole and not phased. Original approval also stated approval of outside agencies is required. No revised stormwater calculations were submitted, as well as the site and size of the proposed septic system. Mr. Uzdavinis would also like the applicant’s attorney and/or engineer to appear before the Board to answer any questions. There is not enough information right now. Need to amend site plan approval, review zoning and outside agency approval deadlines.

The smaller warehouse is to be constructed on the exact location, just smaller. The general consensus of the Planning Board was that more information is needed and that the applicant should send their own representation.

Township Planner: Clarke, Caton & Hintz Approved Feb. 14, 2018

The Township Committee approved Clarke Caton & Hintz as the Township Planner at their February meeting. Mr. Uzdavinis stated that the majority of the time the Planning Board Planner would be paid through an escrow account made available by the applicant. Most Planning Boards have their own professional planner. It has been his experience in Cumberland, Gloucester and Salem Counties that each board has its own planner, solicitor and engineer. Some appeals of any Planning Boards go to the Township Committee. It is not typical for the planner to be the same for the Township Committee as well as the Planning Board. As far as the Master Plan, the Planning Board is responsible for holding public hearings but it is the Township Committee who approves the Master Plan. The Planning Board did not make any decisions about the hiring of a professional planner at this time.

OPEN TO PUBLIC No comment

NEXT MEETING**:** Monday, March 19, 2018

There being no further business, on motion by Jay Perry, seconded by Sandy Collom, all agreed to adjourn the meeting at 7:50 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary