OLDMANS TOWNSHIP

PLANNING BOARD

January 17, 2017

The regular monthly meeting of the Oldmans Township Planning Board was held on January 17, 2017. Meeting was called to order by Chairman Smith at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**SWEARING IN:** Anthony Musumeci Class III One Year Term

**ROLL CALL**: Sandy Collom, Dan Daly, Jason Ferrell, Sam Guida, Sue Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith and Rae Walzer

**MINUTES OF PREVIOUS MEETING**: Motion was made by Jay Perry, seconded by Dan Daly and approved by all those who attended the December 19, 2016 meeting.

**CORRESPONDENCE**:

New Jersey Planner - November/December 2016 edition

New Jersey Planner – Training Sessions available in Cumberland and Camden Counties.

Salem County Dept. of Planning & Agriculture – Gateway Business Park Expansion Located at Block 28.01/Proposed Lots 62-67 for Matrix Realty, Inc. The County granted conditional approval for the subdivision.

Public Notice – Costa Homes (A & R Venture, LLC)

Pedricktown-Woodstown Road – 18 Lot Residential Home Construction

NJ DEP Combined Waterfront Development Permit and Individual Flood Hazard Area Permit Applications

Application is available for public review.

**SUBCOMMITTEES:**

Environment - Nothing to report at this time.

Economic Development- Anthony Musumeci reported that there are two interested parties for Camp Pedricktown.

Engineer’s Report- Nothing to report at this time.

**OLD BUSINESS:**

**Resolution 2017-08** Jet.com for Block 29/Lot 5 a/k/a 2 Gateway Blvd.

Bulk Variance for Sign

Earl Ransome made a motion to approve, seconded by Sandy Collom.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Anthony Musumeci Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

8 – aye 0- no Resolution approved.

**Resolution 2017-09** Granting Major Subdivision Respecting Certain Real Property Designated on the Oldmans Tax Maps as Block 28.01/Lots 48, 48.01, 49, 50, 51 and 52

Jay Perry made a motion to approve, seconded by Sandy Collom.

Roll Call Vote:

Sandy Collom Yes

Dan Daly Yes

Sam Guida Yes

Sue Miller Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

8 – aye 0- no Resolution approved.

**Resolution 2017-10** Granting Preliminary and Final Site Plan Approval Affecting Property Designated on the Tax Maps of Oldmans Township as Block 28.01/Lot 63 (Building 1)

Jay Perry made a motion to approve, seconded by Sam Guida.

Roll Call Vote:

Sandy Collom Yes

Dan Daly No

Sam Guida Yes

Sue Miller Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

7 – aye 1- no Resolution approved.

**Resolution 2017-11** Granting Preliminary and Final Site Plan Approval Affecting Property Designated on the Tax Maps of Oldmans Township as Block 28.01/Lot 64 (Building 2)

Jay Perry made a motion to approve, seconded by Earl Ransome.

Roll Call Vote:

Sandy Collom Yes

Dan Daly No

Sam Guida Yes

Sue Miller Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

7 – aye 1- no Resolution approved.

**NEW BUSINESS:**

**Application 2016-10**

**Brian and Angela Porch**

**Block 35/Lots 18.02 & 18.07**

**112 (18.07) & 114 (18.02) Pennsville-Pedricktown Road**

**Minor Subdivision and Lot Line Adjustment**

Brian Porch and Tom Tedesco Sworn In.

Earl Ransome Recused himself as he is located within the 200’ list.

Mr. Porch explained that he has an “L” shaped property which goes behind the Halter residence. Mr. Halter has expressed an interest in purchasing more land. The proposed subdivision would decrease Mr. Porch’s property from 4 acres down to 1 acre, which is still conforming.

Mr. Tedesco reviewed his letter. He stated that the application was well prepared. No new lots are being created. Both lots will be conforming. He did question an 8” water line that goes through the neighbor’s property; didn’t know if an easement would be required. Mr. Porch was instructed to reach out to his engineer, Mr. Boston and/or New Jersey American Water to see if an easement exists.

Mr. Perry wanted to know if the land was farmland assessed. Mr. Porch stated it was not—having never been farmed.

Open to Public No comment.

Anthony Musumeci made a motion to approve, seconded by Sandy Collom.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

9 – aye 0- no Resolution approved.

Mr. Ransome returned to the meeting as a member of the Planning Board.

**John Bibeau**

**Block 29/Lots 18, 19 and 20**

**Approved January 23, 2008 by Resolution 2007-24P**

**Major Subdivision**

**Request for Second One-Year Extension of Approval**

Jay Perry recused himself from the meeting.

Mr. Ziegler explained that the extension is to extend the timeframe from which the zoning at time of subdivision approval cannot be altered. The plans have been filed at the County Clerk’s office and the subdivision is approved. This extension protects the developer from any potential zoning changes. As per the Permit Extension Act, the developer is allowed three (3) one-year extensions. This is the second extension for this project. When the developer is ready to commence building, a preconstruction meeting will occur at which time all outside agency approvals will be reviewed.

Sam Guida made a motion to approve which was seconded by Anthony Musumeci.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

9 – aye 0- no Resolution approved.

Mr. Perry returned to the meeting as a member of the Planning Board.

**Verizon Wireless Cell Sites Within Township’s Right-of-Way.**

Presenter: Doug Culp, Tilson Wireless Site Acquisition Manager for Verizon

Mr. Culp explained that Verizon wishes to use existing poles/infrastructure, buy may have to install new poles if necessary. The poles and nodules are for cell phones coverage only. A survey of Oldmans Township has not been done yet; the survey will show where additional coverage is needed. It takes several months for the survey to be completed. Typically there is approximately 1/8 mile between each pole. Poles may or may not be shared with other vendors depending on height of pole and required coverage.

Mr. Ziegler stated that utility companies are allowed to use the right-of-way. It is up to the Township Committee to grant general permission to the utility company for use of the right-of-way. Planning Board is allowed to make recommendations to the Township Committee, but cannot approve/disapprove. A sample resolution for the Township Committee was provided.

Verizon would have to come back to the Planning Board for each new site with a Site Plan and seek approval. If the pole exceeds the Township height limit, a variance would be sought. This request is for the municipal right-of-way access. Verizon has to obtain approval from the County and State for any use of their right-of-way for county and state owned roads.

There was discussion about developments that have underground utilities. Mr. Culp stated that Verizon can try and use existing light poles. Dan Daly expressed his concern about the installation of the poles in predominately residential neighborhoods as far as health/environmental concerns. Mr. Ziegler stated that the FCC has regulated the health and environmental concerns.

Earl Ransome made a motion to instruct Bill Ziegler to write a letter to the Township Committee outlining the Planning Board’s comments from tonight’s meeting. Motion was seconded by Sam Guida. At the February Planning Board meeting the letter will be reviewed prior to sending to the Township Committee.

OPEN TO PUBLIC No comment

**NEXT MEETING:**

There being no further business, on motion by Jay Perry, seconded by Sandy Collom, all agreed to adjourn the meeting at 8:15.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary