OLDMANS TOWNSHIP

PLANNING BOARD

July 16, 2018

The regular monthly meeting of the Oldmans Township Planning Board was held on July 16, 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, Sue Miller, Anthony Musumeci, Steve Smith, Dean Sparks and Rae Walzer. Professionals: Ron Uzdavanis, Esq. and Tom Tedesco

**MINUTES OF PREVIOUS MEETINGS**:

June 18, 2018: Motion was made by Steve Smith, seconded by Dan Daly and approved by all those who attended the June 18, 2018 meeting.

**CORRESPONDENCE**: None.

**SUBCOMMITTEES**:

Economic Development - Nothing to report at this time.

Environmental - Nothing to report at this time.

NEW BUSINESS:

**Application 2018-02**

James Selfridge

Block 40/Lot 4

110 Penns Grove-Pedricktown Rd.

Use Variance

Robert Seeberger (Engineer) and James Selfridge (Applicant) sworn in. Mr. Seeberger is licensed in NJ with 37 years’ experience.

No legal notices were sent as the applicant was appearing before the Board for completeness. Mr. Tedesco wanted clarification from the applicant as to what he was seeking from the Board…use variance and/or site plan? Both Mr. Selfridge and Mr. Seeberger stated there would be no improvements to the site.

Mr. Uzdavanis stated that it appears that a variance is being requested. Previous Planning Board approval granted the applicant approval to build a single family dwelling on a property zoned commercial/industrial. At the time of the variance for the house the applicant stated that no business would be conducted at the site. If the property owner wished to conduct business, he would have to appear before the Planning Board for approval. It appears that a use variance will be necessary as the property is mixed use: commercial and residential. Existing buildings may or may need a variance for setbacks. Also included in the application should be a list of waivers that the applicant might be requesting such as parking, set back, bulk requirements.

As part of the application a survey was submitted but the survey is the same one when Mr. Selfridge last appeared before the board for the proposed single family dwelling. This survey only shows two parking spaces by the house. The Planning Board needs more detail since the application lacks the necessary information.

Mr. Selfridge stated that when he applied for the variance for the house, he was asked at that time why the equipment was on his property. He sometimes uses his tow truck for towing. He conducts off site repairs to tractor trailers. He thought the house was approved with the equipment in place. Currently he has a tow truck, dump trailer, 2 storage trailers for hay and 1 storage trailer for parts. He conducts business as a sole proprietor, no LLC or corporation. Sometimes he receives calls at Pedricktown property for tow services. There are no other employees, just Mr. Selfridge. He works in Aston, PA repairing freight trucks. He owns two separate phone lines – residence and towing. His dump trailer is used for hauling scrap metal that he accumulates from vehicle repairs in Pedricktown. Scrap metal is taken to Camden Iron. At his house he only repairs vehicles for family members with no compensation. He tows and repairs tractor trailers for two companies – YFC and Mullica Hill Cold Storage. For YFC he will take the vehicles to New Castle, DE or Millville, NJ and completes the work in their yard. No deliveries of parts are made at his Pedricktown property; all deliveries made in Aston, PA.

Horses on his property are owned by him. He does not board any horses. A few of the outbuildings are used for hay storage and for the horses.

Mr. Tedesco suggested that a site plan waiver might be an option. Brian Walker, Esquire, is listed on the application as representing Mr. Selfridge. Mr. Uzdavanis recommended Mr. Selfridge consult with his attorney for waiver of site plan, any bulk variances that might be needed. Also the property survey needs to be updated showing the house. Both Mr. Seeberger and Mr. Selfridge agreed to work on completing the application and will let the municipality know when they are ready.

**Application 2018-01**

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

Block 5/Lot 1

5 Lerro Road

Minor Subdivision

Bradley Pisker who resides at 648 Lincoln Rd, Pilesgrove was sworn in. He bought the house about 2.5 years ago. He had to install a raised septic bed on the property. He would like to enhance the back yard and possibly install a driveway by the side of the house. The house is currently rented. The proper notices were sent and confirmation was received by the Planning Board secretary, Melinda Taylor. The date on the survey needs to be revised. Mr. Tedesco recommended that the application be deemed complete and roll call vote was taken:

Roll Call Vote:

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

6-aye/0-no Application was voted complete.

Mr. Uzdavanis stated that if there was a mortgage on the property, the subdivision might trigger a “due on sale” clause. While Mr. Pisker’s lot will still be considered non-conforming, it will be less non-conforming. A revised legal description is needed.

Technical: The proposed subdivision is bettering the lot conformity. Mr. Tedesco found a couple of items on the legal description that needed to be changed. He will contact Mr. Floyd about the changes.

A roll call vote was taken for minor subdivision approval:

Roll Call Vote:

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

6-aye/0-no Application was approved with two conditions: revise the property survey date and revise the legal description.

OLD BUSINESS:

**Resolution 2018-11** Authorizing Lisa Specca/PP,AICP of Clarke Caton Hintz to Create a Comprehensive Farmland Preservation Element to Oldmans Township Master Plan and Seek Approval From the State Agriculture Development Committee

Mr. Sparks made a motion to approve the resolution, Mr. Musumeci seconded and a roll call vote was taken:

Roll Call Vote:

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

6-aye/0-no Resolution approved.

Old Elementary School Area - Amendment to Oldmans Township Committee Resolution 2017-140

Ms. Taylor explained to the Board that the Township Committee amended Resolution 2017-140 which had included the use of eminent domain. The updated resolution has removed the use of eminent domain for the proposed redevelopment area around the old elementary school.

Ms. Taylor reminded the Planning Board members that a public hearing will be held at the August 20th meeting to discuss the proposed declaration of a redevelopment zone along Straughns Mill Road.

Ms. Walzer questioned the disturbance of dirt at the Auburn auto sales facility. It appears that a large amount of dirt was deposited and spread. Was Soil Conservation and/or County aware? The dirt could change the flow of stormwater runoff.

Mr. Tedesco wanted to discuss with the Board that since there is no DRAB Board the possibility of changing the application due date from 10 days prior to the meeting to a longer timeframe. The longer timeframe would allow the professionals more time for review and correspondence with the applicant. Mr. Uzdavanis stated that many municipalities use 30 days prior to the anticipated board date. The Township Committee would have to change the timeframe via ordinance. It was also suggested that the application include language that the applicant should not notice residents listed on the 200’ list until the Board professionals deem the application complete.

**PUBLIC COMMENT**:

Tabatha Parris - She is interested in purchasing a lot at the A & R Venture subdivision. She had been reading the minutes from previous Planning Board meetings regarding the subdivision. She questioned the house pricing as well as the possible water contamination.

Ron Uzdavanis - Recommended that Ms. Parris should seek out the County and the Township for more information.

Sue Miller - Stated that the wells meet current Federal standards but not State standards. It appears that the depth of the well determines whether or not a treatment system is warranted.

**NEXT MEETING**: Monday, August 20, 2018 beginning at 7:00 PM

There being no further business, on motion by Sue Miller, seconded by Anthony Musumeci, all agreed to adjourn the meeting at 8:30 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary