OLDMANS TOWNSHIP

PLANNING BOARD

July 18, 2016

The regular monthly meeting of the Oldmans Township Planning Board was held on July 18, 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**: Dan Daly, Sam Guida, Sue Miller, William Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Steve Smith, Dean Sparks, and Cordy Taylor

Sam Myles, substituting to William Ziegler.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Cordy Taylor, seconded by Steve Smith and approved by all those who attended the June 20, 2016 meeting.

**CORRESPONDENCE**:

Woolwich Township-Master Plan Update to the Transfer of Development Rights Plan Element

**SUBCOMMITTEES:**

Environment - Possible dead tree by 35 N. Railroad that could be a danger to pedestrians and cars. Needs to be evaluated.

Economic Development - A hitch in the development of Camp Pedricktown

Engineer’s Report - Township’s annual stormwater renewal will be commencing. NJ DEP has made some changes to the program:

1. DEP looking at maintenance of stormwater basins, both private and public basins, need confirmation that they are being maintained.
2. Checklist need
3. Necessary points for audit have increased from 10 to 14

Township might be allowed to levy a fee to cover the cost of an engineer for inspections of private basins.

**OLD BUSINESS:**

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

Some discussion was held regarding whether or not the requested changes should be reflected in the resolution. Mr. Taylor made a motion to table the resolution, Mr. Smith seconded and all agreed.

**NEW BUSINESS:**

A & R Ventures, LLC Extension of Final Subdivision Approval for Block 13.01/Lots 3 & 3.01

The following professionals were sworn in: Pat McAndrew, Esquire

 Larry DeVitro, Land Dimensions Engineer

 Al Costa, Property Owner/Developer

Mr. McAndrew stated that the subdivision received final approval back in 2006 for 38 lots on 112 acres. Some site work has begun. The Permit Extension Act extended the approval until June 30, 2016. Owner is requesting three (3) one-year extensions. The plan has not yet been recorded. The delay in building was caused by bad economy/market conditions and difficulty in financing.

Sam Guida Wanted to know cost of home/lot size?

Al Costa $400,000. Lots are two acre minimums with some larger lots in the back along the creek at 4 – 10 acres.

Tom Tedesco Preliminary conditions were listed on approved resolution. What is the timeframe for completing conditions?

Larry DeVitro All designs are staying the same from time of approval. Going to begin improvements and file plat within one year. Houses should also begin.

Bill Miller Questioned COAH payments

Pat McAndrew Will follow Township Ordinance for payment which is typically at time of pulling a building permit

Sam Guida Is a performance bond required for the project?

Pat McAndrew Yes, a performance bond is required but holding off obtaining one until it is time to build. The performance bond ties up funds which equates to 120% the cost of improvements.

Public Comment (Extension of Approval for A & R Ventures, LLC) - No comment

Mr. Taylor made a motion to approve a one (1) year extension which was seconded by Anthony Musumeci. Roll call vote:

Sam Guida Yes

William Miller Yes

Anthony Musumeci Yes

Jay Perry Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Dan Daly Yes

Sue Miller Yes

Tina Nipe Yes

Cordy Taylor Yes

**PUBLIC COMMENT:**

Jay A. Perry Did this development have final approval?

Sam Myles Has final approval, but outside agencies have conditions which must be met.

Jay A. Perry Currently no bond in place for A & R?

Sam Myles Able to move dirt and work on site improvements. Once plat has been filed and houses begun, need performance bond.

Jay A. Perry Developer for 42 lot subdivision with final approval. Is it okay for him to start without a performance bond? Can he install improvements without the bond also?

Sam Myles Mr. Perry’s attorney should speak with Mr. Ziegler to discuss the performance bond.

Dan Daly Planning Board has to follow whatever conditions were in the approved resolution.

Tom Tedesco There is no phasing of the performance bond in the A & R Venture resolution.

Dean Sparks Wanted to know if the plastic behind Melby Pollock’s house and the Keatings’ house will be pulled up and removed.

Tom Tedesco Spoke with Ken Griffin, Matrix Development, and has set up a meeting with Melby Pollock and Matrix. Mr. Sparks was invited to attend the meeting.

**NEXT MEETING:** Monday, August 15, 2016

There being no further business, on motion by Cordy Taylor, seconded by Tina Nipe, all agreed to adjourn the meeting at 7:40.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary