OLDMANS TOWNSHIP

PLANNING BOARD

June 15, 2015

The regular monthly meeting of the Oldmans Township Planning Board was held on June 15, 2015. Meeting was called to order by Chairman Bill Miller at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: George Bradford, Sandy Collom, Dan Daly, Sam Guida, William Miller, Anthony Musumeci, Tina Nipe, , Earl Ransome, Steve Smith and Cordy Taylor.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Steve Smith, seconded by Sam Guida and approved by all those who attended the May 18, 2015 meeting.

**CORRESPONDENCE**:

NJ DEP – Proposed Amendment to the Lower Delaware Water Quality Management Plan for Gateway Business Park. The NJ DEP notified the American Littoral Society that the State would not be amending the WQMP and resolved the matter in favor of the Township. Mr. Taylor stated that representatives from the Salem County Planning Office went to Trenton to discuss the proposed amendments and the affect it could have on development in Salem County.

Atlantic City Electric – Submission to NJ DEP for Various Permits for Future Design of Ongoing Rebuilds and Upgrades to Overhead and Underground Transmission Lines and Existing Substations. Atlantic City Electric is applying for various permits with the State to perform geotechnical investigation activities throughout New Jersey. A hard copy of the application is available at the Clerk’s Office.

**COMMITTEE REPORTS**:

Environment - Mr. Guida expressed concern about the condition of the property at the intersection of Perkintown Road and Route 130 – tall grass and shed in disrepair. Ms. Taylor stated the Township sent notification about the grass and the grass will be cut by the Township. As far as the shed, the Township will not be addressing this matter. If the property owner does not fix the shed, then the Township is obligated to follow up and fix it themselves.

Mr. Guida summarized a press release regarding Green Acres. The program recently awarded grants but none were awarded in Salem County.

Mr. Ransome inquired about the status of the proposed stormwater project in Kay Gardens. Mr. Taylor stated the wetlands permits have been applied for through the NJ DEP. Currently the attorneys are working on obtaining property easements. The Township held a meeting last week with the residents that needed to grant the easements (two families attended the meeting).

Mr. Bradford stated that the For Sale signs on the Kirschling property have been corrected.

Mr. Guida was appreciative of the pipe being fixed by Stumpy Road; drainage is already improved.

Economic Development – Nothing to report at this time.

Master Plan Subcommittee – Nothing to report at this time.

Planning Board Engineer – Not in attendance.

**OLD BUSINESS**:

**Resolution 2015-13** Granting Certification of Nonconforming Use Respecting Property Designated at Block 7, Lot 9 a/k/a 125 N. Railroad Avenue

The resolution includes language that the purpose of the variance is for bus sales, service and storage. The former use of a bus service is being abandoned. All service work will be done inside. Additionally “no junkyard” language was included.

Public Comment: Mr. Guida believed that the Planning Board should be mindful of the moral obligations it may have regarding approvals. He would like to see the bus company offer certifications when selling buses to third world countries.

On a motion from Sam Guida and seconded by Cordy Taylor to approve this resolution, a roll call vote was made:

George Bradford Yes

Sandy Collom Yes

Sam Guida Yes

William Miller Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

Sue Miller Yes

9 – aye/0 – no, motion is approved.

**NEW BUSINESS**: No new business.

**PUBLIC COMMENT**:

Vern Maccrone - Owner of property along Pedricktown-Woodstown Road. Concerned about the water runoff from neighbor’s property onto his wooded property. Three drain tiles were already installed and now houses are ready to be built. Mr. Maccarone had Salem Soil Conservation out to the site.

Cordy Taylor - Township does not have a stormwater ordinance for minor subdivisions. Developer can subdivide every three years and not have to submit any drainage calculations. This is something the Planning Board/Township needs to consider for the future.

Bill Miller - Recommended that the Township Engineer meet with Mr. Maccrone to discuss the situation.

Harry Moore - Wanted to know what activities are allowable at a winery. Also, what the qualifications for Right to Farm?

Bill Ziegler - State grants wineries and farm markets the ability to host events. To qualify for Right to Farm, an enterprise must either work 5 acres of land or make $50,000 in gross sales from farm product.

(7:30 Jay Perry arrived for the meeting)

Harry Moore - Once the house is built on Pedricktown-Woodstown Road, can the drainage still be addressed.

Bill Miller - Oldmans guidelines are different for a minor subdivision versus a major subdivision when it comes to water runoff.

Bill Ziegler - Building code official is responsible for the construction of the house and the 8 feet surrounding the house. The engineer is responsible for the remainder of the property. Other towns charge a $100.00 review fee for the engineer to review the site plans prior to issuing a building permit.

Harry Moore - Wanted to know if the old migrant house on the Kirschling property can be demolished as a condition of the land sale.

Bill Miller - The Township has no authority on the sale of land; only when if they come before the Planning Board for a subdivision.

Closed to the Public

**NEXT MEETING**: Monday, July 20, 2015 beginning at 7:00 PM

There being no further business, on motion by Cordy Taylor, seconded by Earl Ransome , all agreed to adjourn the meeting at 7:45.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary