OLDMANS TOWNSHIP

PLANNING BOARD

June 17, 2019

The regular monthly meeting of the Oldmans Township Planning Board was held on June 17, 2019. Meeting was called to order by Chairman Smith at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: George Bradford, Sandy Collom, Dan Daly, Sam Lodge, Tina Nipe, Jay Perry, Steve Smith, Mike Tuturice and Rae Walzer.

MINUTES OF PREVIOUS MEETING: Following some recommended changes by Ron Uzdavinis, a motion was made by Sandy Collom, seconded by George Bradford and approved by all those who attended the May 20, 2019 Meeting.

CORRESPONDENCE: None.

SUBCOMMITTEES:

Economic Development Mr. Bradford met with Senator Sweeney and other Mayors of Salem County to discuss the possibility of a county-wide school. Salem County is being considered as a pilot program.

Environmental A stop work order has been issued by Cumberland-Salem County Soil Conservation for property along Route 130 and Benjamin Green Rd. Fill was being placed onto the property. The NJ DEP has also been contacted.

NEW BUSINESS:

Application 2019-02

First Baptist Church of Pedricktown

Howard Hurff Justice

Block 9/Lots 8 & 10

Minor Subdivision

Both Tina Nipe and Jay Perry recused themselves from the Board as both are members of the church.

John Jordan presented himself as a member of the church, the church moderator and attorney.

The current septic system is sixty years old and failing. Church needs to install a new septic system but in order to do so, needs additional land. Mr. Justice is willing to donate approximately 1/3 acre to the church for this use. The minor subdivision has already received approval from the Salem County Planning Board. No variances are requested.

Sworn In - Donald Brickner, Board of Trustee Member.

Clarification was requested regarding the status of the church, whether it was a corporation or not. Mr. Jordan stated that to the best of his knowledge the church was not incorporated, but was considered a non-profit and maybe a “religious corp.” Mr. Tedesco agreed to the requested waivers. Roll call vote was taken for completeness:

Roll Call Vote:

George Bradford Yes

Sandy Collom Yes

Sam Lodge Yes

Steve Smith Yes

Mike Tuturice Yes

Rae Walzer Yes

Melinda Taylor Yes

7-aye/0-no Application deemed complete.

Sandy Collom - Will there be any changes to the driveways?

John Jordan - No

Sam Lodge - New septic or extend current septic?

John Jordan - Undecided. Size of system is based on size of building, but church would like to have it based on water usage. Probably have to be a new septic system.

Open to the Public: No comment.

George Bradford made a motion to approve the application, Sandy Collom seconded and roll call vote taken.

Roll Call Vote:

George Bradford Yes

Sandy Collom Yes

Sam Lodge Yes

Steve Smith Yes

Mike Tuturice Yes

Rae Walzer Yes

Melinda Taylor Yes

7-aye/0-no Application approved.

Tina Nipe and Jay Perry returned to the Planning Board.

OLD BUSINESS:

Application 2018-02

James Selfridge

110 Penns Grove-Pedricktown Rd.

Block 40/Lot 4

“D” Use Variance

Brian Walker, Solicitor

Sworn In – James Selfridge, Owner/Operator

Robert Seeberger, NJ Licensed Engineer

Applicant is seeking a variance to operate a vehicle servicing business. In2004 the applicant was granted a variance for the construction of a single family dwelling on a Commercial/Industrial zoned lot. Mr. Selfridge is a mechanic who wishes to continue to do business at this site; he does mechanical repairs on large trucks. No gas stations, no signs advertising the business, no new utilities needed or walk-in customers. There will no impact to municipal services of the school. Hours of operation are 8:00 am -5:00 pm, Monday through Saturday. Willing to add landscaping along Penns Grove-Pedricktown Road.

“D” Variance – Class I and III excluded (George Bradford) Need 5 approvals out of 7 votes.

Bifurcate Application – “D1” Variance

Rae Walzer Two uses on one property? Residential and Business on same lot?

Mr. Seeberger 2004 Resolution declared residential only. Keeping as one lot.

Mr. Seldridge Two trailers hold hay and straw for their horses. One trailer is for business purposes. All located within proposed business area.

 Tow and work on trucks on site. Still have off-site work area.

Jay Perry Any wetlands located on property?

Mr. Seeberger Yes. Delineation has been completed. Wetlands along Route 130 side.

Mr. Selfridge Plans on using home site as temporary work site a couple of times per year.

Sam Lodge Any plans for new barn or storage area?

Mr. Selfridge Not at this time.

Sandy Collom Are there designated parking spaces?

Mr. Selfridge Yes

Sandy Collom Is the septic system for the house only?

Mr. Selfridge No employees or customers. No new septic needed.

Open to the Public:

Kevin Notron Closest neighbor to Mr. Selfridge who has been a fantastic neighbor. He is also located in a CI Zone. Doesn’t understand what the issue is. He wants to support Mr. Selfridge’s business. There are warehouses on one side of Mr. Selfridge’s property and a concrete plant down the street.

Steve Smith Per Ordinance, only allowed one use per property.

Ron Uzdavinis Can’t have multiple uses on one lot. Need a variance or subdivide off for commercial purposes.

Melinda Taylor What type of trucks will be located on the property?

Mr. Selfridge Two rollbacks (car carriers), 1 tow truck and 1 service truck (portable garage)

Ron Uzdavinis Five parking spaced on plan

Tom Tedesco Site plan approval would be needed

Ron Uzdavinis Well location needs to be shown on site plan.

Tina Nipe What happens to the waste from repairs?

Mr. Selfridge Customer takes care of or Massari picks up.

Dan Daly Any storage of vehicles other than his own?

Mr. Selfridge Only his own vehicles on site. He goes to his other work site to do repair work.

Steve Smith Is property taxed as commercial/industrial?

Melinda Taylor Yes

Mr. Selfridge Good for the community. Towed out municipal snow plow truck that got stuck, helps local farmers with their equipment and tows firetrucks.

Melinda Taylor Suggested limiting the number of outside vehicles being on the property.

Salem County Planning Board approval will be required as an outside agency, along with any other outside agency approval requirements.

Dan Daly Variance goes with owner or property?

Ron Uzdavinis Variance is attached to the property, not the owner.

Dan Daly What type of business ownership?

Mr. Selfridge Sole proprietor “Sarah’s Fleet Service.” Has federal ID number.

Tina Nipe Should there be a time limit on temporary storage?

Tom Tedesco Site plan should consider landscaping and buffering.

Sandy Collom Any fencing?

Mr. Selfridge No fencing but will be putting in more trees in front and screened fencing.

Roll call vote for completeness:

George Bradford Yes

Sandy Collom Yes

Tina Nipe Yes

Jay Perry Yes

Steve Smith Yes

Rae Walzer Yes

Melinda Taylor Yes

7-aye/0-no Application deemed complete.

Roll call vote for D Variance with the following conditions:

* Site plan approval
* Restrict number of outside vehicles allowed to be kept on property to five (5)
* Outside agency approvals

Tina Nipe made a motion to approve the Variance, Sam Lodge seconded and roll call vote taken:

Sandy Collom Yes

Sam Lodge Yes

Tina Nipe Yes

Jay Perry Yes

Steve Smith Yes

Rae Walzer Yes

Melinda Taylor Yes

7-aye/0-no “D” Variance is approved.

OLD BUSINESS CONTINUED:

Application 2019-01

Joshua S. Hoffman/Stephen H. Hoffman

Block 40/Lot 1

US Route 130/Penns Grove-Pedricktown Rd

Minor Subdivision, “D” Variance and “C” Variance

**Resolution 2019-10** Denying Use Variance Approval for Property Known as Block 40/Lot 1.

Roll Call Vote:

Sandy Collom Yes

Tina Nipe Yes

Steve Smith Yes

Melinda Taylor Yes

Sam Lodge Yes

5-aye/0-no Resolution is approved.

There being no further business, on motion by Melinda Taylor, seconded by Tina Nipe, all agreed to adjourn the meeting at 8:30 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary