OLDMANS TOWNSHIP

PLANNING BOARD

June 18, 2018

The regular monthly meeting of the Oldmans Township Planning Board was held on June 18, 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, Sam Guida, Sue Miller, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, Dean Sparks and Rae Walzer. Professionals: Ron Uzdavanis, Esq.

**MINUTES OF PREVIOUS MEETINGS**:

April 16, 2018: Motion was made by Sandy Collom, seconded by Tina Nipe and approved by all those who attended the April 16, 2018 meeting.

May 22, 2018: Motion was made by Steve Smith, seconded by Tine Nipe and approved by all those who attended the May 22, 2018 meeting.

**CORRESPONDENCE**:

West Jersey Economic Development Master Plan Draft – This appears to be the work of an individual and not associated with the Freeholders or any other local government entity. There is no statutory requirement that the Planning Board respond.

New Jersey Dept. of Environmental Protection Letter for public hearing regarding a farm in Logan Township using Oldmans Creek for irrigation purposes.

**SUBCOMMITTEES**:

Economic Development - Nothing to report at this time.

Environmental - Sam Guida wanted more information about the project at the service station on Stumpy Road…would the guard rail be installed and will trucks be restricted on the road. There is a 4 ton weight limit on Stumpy.

Mr. Guida expressed his concern about the site triangle at Auburn-Penns Grove Road, on the Carneys Point side. It was noted that this a county road. Mr. Uzdavinis recommended the municipality send a letter to the County requesting that the site triangle be improved.

Mr. Guida encouraged other well owners to reach out to the NJ DEP for well testing.

**OLD BUSINESS**:

Area in Need of Redevelopment – Expansion of Gateway Business Park II Area

Lou Joyce was the planner for this project. The total proposed are is 37.6 acres with 4 residential properties and 4 farms. There is no eminent domain element regarding this redevelopment zone. In order to proceed with the redevelopment zone a public hearing would need to be scheduled, the affected property owners would need to be notified and a public notice placed in the newspaper. Once the Planning Board public hearing, it can recommend to the Township Committee whether or not to adopt this area as a redevelopment zone. If approved, the Township Committee would be responsible for adopting an ordinance declaring the area a redevelopment zone.

There was some discussion about the need for a redevelopment zone but the general consensus was that these properties are sandwiched between Route 295 and the Gateway Business Park expansion. The properties are zoned commercial industrial. The Planning Board would like to hear from the residents as to whether or not to proceed. Earl Ransome made a motion to proceed with the public hearing Dan Daly seconded and a roll call vote was taken.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Rae Walzer Yes

Dan Daly Yes

11-aye/0-no It was determined that the public hearing would be held Monday, August 20th at the regular Planning Board meeting.

Area in Need of Redevelopment – Old Elementary School, S. Railroad Ave.

Dan Daly recommended that the Planning Board proceed with a public hearing with the proposed plan “as is.” Mr. Uzdavinis pointed out that this redevelopment area has the inclusion of eminent domain. Sam Guida wanted to know if the bond was still in place for the demolition of the old school. The bond was returned to the developer when he transferred the school to the Township. Melinda Taylor read an email from the real estate agent listing the old school property for sale. She stated that the cost of rehabbing the school outweighed any potential profits for the developer. Neither the sales price nor the taxes were the inhibiting factor. The Planning Board has the power to reduce the size of the proposed redevelopment area, but cannot increase the proposed area.

There was some discussion about the type of business that would be allowed to be in the redevelopment zone. Mr. Uzdavinis stated that two public hearings would be held – one with the Planning Board and one at the Township level. A developer would have to appear before the Planning Board to obtain planning board approval for any variances. The Township Committee has the right to change the zoning.

It appears that the benefit to declaring this area as a redevelopment zone is that it would allow a developer to apply for a tax abatement. Both positive and negative criteria would have to be met. A “D” variance would be needed for a use variance. Rae Walzer pointed out that the proposed redevelopment zone will also affect the contiguous properties along East Mill Street. Dan Daly motioned that the further discussion on the redevelopment zone until the Township Committee decides about the eminent domain, which was seconded by Tina Nipe and a roll call vote was taken:

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Rae Walzer Yes

Dan Daly Yes

11-aye/0-no

Farmland Preservation Element to Master

The Farmland Preservation Subcommittee met to review the two proposals. It was agreed that each proposal covered the same requirements necessary for a farmland preservation element. Additionally Sandy Collom and Melinda Taylor had a teleconference with Lisa Specca to review her proposal to see if the proposed cost could be reduced. Melinda Taylor had inventoried the different maps that Oldmans Township had already commissioned and sent the list to Ms. Specca for her review. It appears that between a few maps that are already done and with the Township being responsible for the copying of the element that the price would be reduced from $27,500 to $25,000. Dean Sparks made a motion to accept the proposal of Lisa Specca of Clarke Caton and Hintz, which was seconded by Jay Perry and a roll call vote was taken:

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith No

Dean Sparks Yes

Melinda Taylor Yes

Rae Walzer Yes

Dan Daly Yes

10-aye/1-no

The next step for the farmland preservation element is for the Oldmans Township Agriculture Board and the Farmland Preservation Subcommittee to meet and determine which areas to include in farmland preservation. The areas then need to be categorized/tiered by ranking. The criteria for ranking should be the same as the County criteria since the Township wishes to partner with the County for funding. Part of Ms. Specca’s proposal includes a power point presentation which can be used at the public hearing as well as to farmers.

Dan Daly had to leave the meeting (8:30 pm).

Mr. Sparks stated that any farmer with 92 acres or more is able to apply directly to the State for farmland preservation.

**PUBLIC COMMENT**: No comment.

Jay Perry inquired if the Township had any ordinances in place regarding group homes. Woolwich has a group home that has caused some difficulties with the residents in that area. Mr. Uzdavinis stated that the State gives protection to group homes for certain developmentally challenged individuals. Some group homes have more State protection than others.

**NEXT MEETING**: Monday, July 16, 2018 beginning at 7:00 PM

There being no further business, on motion by Jay Perry, seconded by Steve Smith, all agreed to adjourn the meeting at 8:40 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary