OLDMANS TOWNSHIP

PLANNING BOARD

March 16, 2015

The regular monthly meeting of the Oldmans Township Planning Board was held on March 16, 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, Sue Miller, William Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith and Cordy Taylor.

**MINUTES OF PREVIOUS MEETING**: Motion was made by George Bradford, seconded by Earl Ransome and approved by all those who attended the February 17, 2015 meeting.

**CORRESPONDENCE**:

New Jersey Planner January/February 2015 issue which had an article about COAH.

NJ League of Municipalities – Webinar “D Variances Under the Municipal Land Use Law – What Are They and How do They Get Approved?” April 24, 2015 1:30 – 2:30 p.m. Ms. Taylor will be signing up for the class and offered an invitation for those who also wish to participate.

NJDEP – Freshwater Wetlands Permit – National Lead Site – Sediment Remediation

Salem County Mosquito Control Commission – Application for Freshwater Wetlands Permit and county-wide Waterfront Development Permit – for cleaning ditches.

**COMMITTEE REPORTS**:

Environment - Sam Guida received an e-mail about the possibility of obtaining a Trail Grant from the NJ DEP. Some of the sites that he considered to be plausible would be the DOD, Land Trust and the former landfill on Pedricktown-Woodstown Road.

Economic Development – Cordy Taylor and George Bradford attended the DOD clean up meeting. Four acres still need to be remediated – arscenic. The Army portion of the land is supposed to be cleaned to residential standards; the Township portion was cleaned to commercial standards. The remaining acreage could be transferred; hopefully with the next twelve months. The Dept. of Education has approved a portion of the Army land being deeded over to Salem Community College.

In regard to the old school on Railroad Avenue, the Votech has been through the school once and would like to come back for a second visit. Lead testing has already been done.

Earl Ransome wanted to know what the Township was doing about abandoned properties. Melinda Taylor was able to inform the committee of the rules that the Township must abide by when notifying owners of abandoned properties. Previously the Township Tax Assessor has sent letters to property owners of abandoned properties stating there would be a reduction in their tax bill if they tore down the building. The Township is also foreclosing on a property located on Pennsville-Pedricktown Rd. which it intends to tear down. The Township has a line item in the budget now for demolition purposes.

Master Plan Subcommittee – Lou Joyce is working on the Economic Development as well as the Farmland Preservation Element. The Township will likely go to a referendum for funding for Farmland Preservation; currently there is no funding for Oldmans Township. Jay Perry talked about his experience trying to preserve farm land. A farmer sells the development rights, not the land itself to the State.

Planning Board Engineer – Not present.

**OLD BUSINESS**:

Economic Development Element of Master Plan – Questionnaire. Melinda Taylor handed out the questionnaire to be completed by each Planning Board member and returned to the Township. This is the first group to receive the questionnaire. Area businesses will be sent the form in the near future.

Resolution 2015-50 from the Township Committee Authorizing the Planning Board to Conduct an “In Need of Redevelopment Zone” (Airport and Truck Stop Area) Amending Resolution 2015-44. Anthony Musumeci stated that he does not want his farm to be a part of the redevelopment area and questioned who made the decision of determining the area. Area was determined by the Township Committee and Lou Joyce. Cordy Taylor stated those properties located in the development area would be eligible for a tax break. Mr. Taylor clarified that the airport feasibility study was not related to this resolution requesting a study of an area in need of redevelopment. Much discussion ensued about the possibility of using eminent domain. The discussion was tabled until the April meeting when the Planning Board solicitor could be available.

**NEW BUSINESS**:

Township Committee Ordinance 2015-50 Amending Section 110-20.1 of the Oldmans Township Code to include “Education” as an allowable use for Camp Pedricktown. Currently the college has a presence at Camp Pedricktown but it is not an allowable use. This ordinance will allow a school to be located in an Industrial Park Redevelopment Area. Some members of the Planning Board questioned can the ordinance be lot specific or site specific so that the code doesn’t change for any other area. Melinda Taylor will follow up with Solicitor Bill Ziegler with the Planning Board’s concerns.

Planning/Zoning Fee Review – due to the length of the meeting, this topic was tabled for another time.

**PUBLIC COMMENT**:

Dean Sparks - Wanted to know why Planning Board solicitor wasn’t in attendance.

Response - No applications were being heard tonight and saving the Planning Board money by not having him here. Melinda Taylor will take all the questions that arose tonight and forward them to Mr. Ziegler for his review.

**NEXT MEETINGS**: Monday, April 20, 2015 beginning at 7:00 PM

There being no further business, on motion by Jay Perry, seconded by Cordy Taylor, all agreed to adjourn the meeting at 8:45.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary