PLANNING BOARD

March 21, 2016

The regular monthly meeting of the Oldmans Township Planning Board was held on March 21, 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**: Sandy Collom, Dan Daly, Sam Guida, Bill Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, and Dean Sparks.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Jay Perry, seconded by Steve Smith and approved by all those who attended the February 16, 2016 meeting.

**CORRESPONDENCE**:

Public Notice from Logan Township regarding Proposed Addendum to their Approved Housing Element of the Master Plan and Fair Share Plan

**COMMITTEE APPOINTMENTS**:

Environment -Concerned about water laying in the ditch by the Church on Route 130. Who is responsible for maintaining the ditch? The Board suggested that Mayor Sparks make a call to see if the ditch can be cleaned out.

Economic Development – Nothing to report at this time.

Master Plan Subcommittee – No subcommittee at this time.

Farmland Subdivision – Nothing to report at this time. A farmer is preparing an application for submission but not ready yet.

**OLD BUSINESS**:

**Resolution 2016-10** Authorizing Lou Joyce to Conduct a Redevelopment Study for Block 28.01/Lots 48, 48.01, 49, 50, 51 and 52.

At the February meeting a motion was made to allow Mr. Joyce to commence work on the study. This resolution is to give written authorization.

Roll Call Vote:

Sandy Collom Yes

Bill Miller Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

7-aye 0-no Resolution passes.

**Resolution 2016-11** Recommending the Adoption of an Ordinance Governing the Grading of Land

This recommendation is for land 1 acres or less with a disturbance of 5,000 sq. ft. Tom Tedesco explained that the escrow of $600.00 is a typical fee that other townships use. If there are any funds left of the $600.00 escrow, funds will be returned to the applicant. A four bedroom house septic system typically disturbs 1,000 square feet. Steve Smith made a motion to approve the resolution, Earl Ransome seconded and a roll call vote was taken.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Bill Miller Yes

Anthony Musumeci Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks No

Melinda Taylor Yes

8-aye 1 –no Resolution passes.

Camp Pedricktown Update – Manfredi is interested in both the Township portion as well as the Army portion of Camp Pedricktown. Manfredi has submitted three conceptual plans based on which portion of the property they are able to procure. The Township is in favor of the whole site being developed and has reached out to the GSA stating their support.

Preliminary Investigation for a Determination of an Area in Need of Redevelopment (Straughns Mill Rd)

Mr. Joyce has prepared a preliminary study for the Board to review. A public hearing will be held at the April Planning Board meeting.

**NEW BUSINESS**:

NJ Dept of Environmental Protection Damage Prevention Ordinance Review for Oldmans Township

Jay Perry wanted to know if this ordinance would affect the clearing out of farm ditches. It appears that it would not. The proposed ordinance is for construction of houses and buildings. Mr. Ziegler was asked to research whether or not there is a penalty for not choosing to approve the ordinance. This ordinance will be further discussed at the April meeting.

**PUBLIC COMMENT**: No comment.

**NEXT MEETINGS**: Tuesday, April 19, 2016 beginning at 7:00 PM

There being no further business, on motion by Jay Perry, seconded by Anthony Musumeci, all agreed to adjourn the meeting at 7:35.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary