OLDMANS TOWNSHIP

PLANNING BOARD

May 15, 2017

The regular monthly meeting of the Oldmans Township Planning Board was held on May 15, 2017. Meeting was called to order by Chairman Smith at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: Sandy Collom, Dan Daly, Sam Guida, Sue Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith and Dean Sparks.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Sandy Collom, seconded by Tina Nipe and approved by all those who attended the March 20, 2017 meeting. (No April, 2017 meeting was held)

**CORRESPONDENCE**: NJ Planner January/February 2017 edition

 NJ Planner March/April 2017 edition

**SUBCOMMITTEE:**

Economic Development - Nothing to report at this time.

Environmental - Sam Guida mentioned an accident that occurred on Pennsville-Auburn Road. Trees need to be trimmed. Also concerned about three fuel tanks being used at the Matrix/Sorbello site. Tom Tedesco will research the type of tanks and if any safety precautions are needed.

Farmland Subdivision - Nothing to report at this time.

**OLD BUSINESS:**

Reminder: NJ Financial Disclosure Statement Completion due by May 30, 2017

**NEW BUSINESS:**

**Application 2017-02 - Completeness**

Manfredi Company

Block 40/Lots 6, 7, 7.01 & 7.04

243 US Route 130

Pedricktown, NJ

Preliminary/Final Site Plan

Hardship & Bulk Variances

Chairman Steve Smith recused himself; Vice Chair Sandy Collom presided.

Adam Telsey, Solicitor for Manfredi Company, summarized the project. A warehouse will be built to be used as a cold storage facility. Applicant will be returning in June for a public hearing and to obtain the necessary approvals.

Sworn In: Tom Tedesco/Planning Board Engineer

Applicant is requesting nine waivers based on the checklist. Mr. Tedesco believed that the waivers were a reasonable request as some checklist items were from outside agencies which will be forthcoming (See letter dated May 11, 2017 from Mr. Tedesco to the Oldmans Planning Board). Mr. Telsey will make an additional waiver request for checklist item #71 (Archeological Study). Mr. Tedesco also recommended that a bond be posted if the house is not going to be demolished once construction of the warehouse commences.

Sworn in: Carl Gaskill/Fralinger Engineering

Since two access permits are being sought from the NJ DOT, a traffic study will be conducted per State requirements. The traffic analysis is subject to NJ DOT approval and the project will be bonded with the State.

As to the waiver of the Archeological Study, the site has been farmed since 1930’s. There has been continuous soil disturbance for agricultural use these past eighty years. Also as the site is not located near water, it is believed that the Indians did not use this site for their activities. The submitted Environmental Study does address some archeological research.

Sam Guida would like to have all outside agency information available for Planning Board approval. Bill Ziegler stated that the statute allows applicants to apply to the municipal planning board prior to obtaining outside agency approval. Most outside agencies will not review an applicant’s submission until the municipality has reviewed the application prior. This meeting is only to determine completeness; not approving the plan.

Dan Daly asked for clarification about the traffic study – are the State requirements more or less stringent than what the Township would require? Mr. Gaskill stated that a State traffic study is more costly, more in depth and over a longer span of time than typical traffic studies. Study will look at both auto and truck traffic. Applicant has agreed to submit a copy of the traffic study to the Township when submitted to the State.

Motion was made by Jay Perry and seconded by Anthony Musumeci to deem the application complete, to accept the requested waivers and to include the recommended changes per Tom Tedesco’s letter.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Susan Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Dean Sparks Yes

Melinda Taylor Yes

9-aye/0-no Motion carries.

Chairman Steve Smith resumed his chair.

**PUBLIC COMMENT:** None.

Dean Sparks brought up two issues:

1. Would like the Planning Board to research the possibility of declaring the old elementary school as an area in need of redevelopment (IPRA).
2. Can the Township grandfather a property that was residential and the zoning was changed to CI?

Mr. Ziegler stated that the house is grandfathered but any improvements such as a pool or shed would require a variance. An ordinance could be approved that would allow a former residentially zoned property to conform to the residential zoning code at the time of the zoning change.

**NEXT MEETING:** June 19, 2017

There being no further business, on motion by Jay Perry, seconded by Earl Ransome, all agreed to adjourn the meeting at 8:00.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary