OLDMANS TOWNSHIP

PLANNING BOARD

May 16, 2016

The regular monthly meeting of the Oldmans Township Planning Board was held on May 16, 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, William Miller, Anthony Musumeci, Tina Nipe, Earl Ransome, Steve Smith, Dean Sparks, and Cordy Taylor

**MINUTES OF PREVIOUS MEETING**: Motion was made by Steve Smith, seconded by Cordy Taylor and approved by all those who attended the April 26, 2016 meeting.

**CORRESPONDENCE**:

New Jersey State Senate – Response to Township Committee Resolution 2016-78 Supporting Continued Funding Levels for the State of New Jersey Open Space/Farmland Preservation

Woolwich Township Public Notice – Revisions to Master Plan. Public Meeting May 19, 2016.

South Jersey Times -Article Regarding Funding Farmland Preservation. Mr. Sparks explained that the Freeholders are suspending the collection of the open space tax for one year. Area farmers have expressed their concern. Mr. Taylor stated that the County budget will be approved this Wednesday. The County is keeping $100,000 in the account for general expenses. There is $5,000,000 in the State fund with $1.3 million already allocated.

**SUBCOMMITTEES:**

Environment 1. Concerned about the number of vacant houses within Oldmans Township and potential for vandalism. Questioned what can be done to alleviate this problem.

2. Wanted to know what was being done about the house on Perkintown Road and the

Certificate of Occupancy problem.

3. The berm at the Matrix Tighe property has not been mowed.

4. Suggested that Camp Pedricktown be given to the college in its entirety.

5. The State is considering changing the minimum wage to $15.00/per hour which will

effect on future farming.

Economic Development – Camp Pedricktown is on the agenda for later discussion.

Farmland Subdivision - Block 42/Lot 14.04 - Jay M. and Patricia E. Perry

 Block27/Lot 12 – Agnes Leaming

Farmland Subdivision Committee met to discuss two applications, both of which were approved. Mr. Ziegler will prepare resolutions for approval. Need to review proposed deeds and legal descriptions.

**OLD BUSINESS:**

NJ DEP Flood Damage Prevention Ordinance Review for Oldmans Township – This is a mandatory ordinance. If the Township does not approve the Ordinance, residents will be unable to purchase flood insurance. The proposed ordinance reflects the recent changes in the flood maps. The Zoning Officer is now the administrator for flood determination. Mr. Taylor made a motion that the Planning Board recommend to the Township Committee the changes made in green and yellow and Sandy Collom seconded.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

William Miller Yes

Anthony Musumeci Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

7-aye/0-no. Motion is approved.

Oldmans Township Committee Ordinance 2016-04 Ordinance Adding to Chapter 110 Code (Grading Requirements for Lots Smaller than 1 Acre and Disturbance of 5,000 sq. ft.) – Mr. Sparks stated that he did not give approval for this ordinance at the Township Committee level for two reasons: 1. didn’t want to increase the scope of government and 2. didn’t see the need for the ordinance.

Oldmans Township Committee Resolution 2016-83 Acceptance of Redevelopment Study and Authorization for Lou Joyce to Prepare a Draft Redevelopment Plan for Block 28.01/Lots 48, 48.01, 49, 50, 51 and 52 - The Township Committee approved the above mentioned resolution and also authorized Lou Joyce to begin work on a Redevelopment Plan for that area.

Oldmans Township Committee Resolution 2016-84 Authorizing Planning Board to Conduct an “In Need of Redevelopment” Study for Block 28.01/Lots 35, 36, 37, 42, 42.01, 43, 44 and 45 – The Township Committee agreed with the Planning Board’s recommendation for including additional lots in the “Need of Redevelopment Study.” Mr. Taylor made a motion to approve the commencing of the study with Lou Joyce for these additional lots and Mr. Smith seconded.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

William Miller Yes

Anthony Musumeci Recused

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Tina Nipe Yes

7-aye/0-no. Motion is approved.

**NEW BUSINESS:**

Proposed Amendment to Camp Pedricktown, BRAC, Enclave, Community College and Vicinity Redevelopment Plan – Lou Joyce has reviewed the proposed amendment which is consistent with the Township’s Master Plan. No change in zoning is required. It is a non-condemnation proposal. Once prepared, Redevelopment Plan will be reviewed and approved by the Township Committee. The public hearing will be at the Township level, not the Planning Board. The Governing Body will approve an ordinance. Mr. Taylor made a motion to approve the amendment to the Redevelopment Plan and Mr. Smith seconded.

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

William Miller Yes

Anthony Musumeci Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

7-aye/0-no. Motion is approved.

**PUBLIC COMMENT**:

Helen Karol (157 Straughns Mill Road) – Was approached by a person wanting her to sell her property. Person said an asphalt plant would be coming into the area.

Bill Miller – No plans have been provided to the Planning Board for an asphalt plant. Her lot is being considered for a “Need of Redevelopment” study.

Cordy Taylor – Her lot has potential to be more valuable if it is approved for an area in need of redevelopment.

Dean Sparks – Condemnation of property is not being allowed for this area.

Farmland Preservation Update – Lou Joyce

He has reviewed the soils quality under County and State rules and has found the following:

 \*60% (approximately 7,500 acres) qualify

 \*33% (approximately 2,500 acres) qualifies under the Downer/Galestown soil determination

\*In 2014 Carneys Point went to Natural Resources for soil determination which deemed their soil of local importance

\*5,000 acres would qualify under prime, state or local importance.

**NEXT MEETINGS**: Monday, June 20, 2016 beginning at 7:00 PM

There being no further business, on motion by Cordy Taylor, seconded by Jay Perry, all agreed to adjourn the meeting at 7:50.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary