OLDMANS TOWNSHIP

PLANNING BOARD

May 20, 2019

The regular monthly meeting of the Oldmans Township Planning Board was held on May 20, 2019. Meeting was called to order by Chairman Smith at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: George Bradford, Sandy Collom, Dan Daly, Sam Lodge, Sue Miller, Anthony Musumeci, Tina Nipe, Earl Ransome, Steve Smith and Mike Tuturice.

MINUTES OF PREVIOUS MEETING: Motion was made by George Bradford, seconded by Tina Nipe and approved by all those who attended the March 18, 2019 Meeting.

CORRESPONDENCE: R. E. Pierson Construction (Block 1/Lot 10) Application for Individual Waterfront Development and Coastal Wetlands Permit (NJ DEP) for 500’ Bulkhead. Township is in receipt of the maps and application if anyone is interested in reviewing.

NJ Dept. of Community Affairs – Redevelopment Area

Block 10/Lots 14, 15 and 15 & Block 11/Lots 14, 15 and 17. Letter from the DCA was received granting approval to the Redevelopment Area by the old elementary school.

SUBCOMMITTEES:

Economic Development Mr. Bradford stated there is an interested party in purchasing Camp Pedricktown. Negotiations have been on-going.

Environmental Ms. Miller reported that a couple of houses along Pennsville-Pedricktown Road have been installing new wells.

NEW BUSINESS:

Application 2019-01

Joshua S. Hoffman/Stephen H. Hoffman

Block 40/Lot 1

US Route 130/Penns Grove-Pedricktown Rd

Minor Subdivision, “D” Variance and “C” Variance

Tara Vargo, Esquire, represented the applicant. There are two dwellings on one lot. The applicant is requesting that each house have its own lot. Prior to 2004 each house did have its own lot. Arial photography from 1953 shows two residences. The property is located in a commercial/industrial zone. The applicant wishes to continue the residential use. There will be no additions to either house. Use as a residence is permitted based on history. Variances are required (bulk and use). Minimum required lot size is 3 acres; the current lot is over 1.69 acres. If approved, each lot would be .85+/- acre.

Joshua Hoffman sworn in – House was purchased from the bank who had foreclosed on the property. Both houses were vacant. They have cleaned up the lot and begun rehabbing the smaller house. Wish to subdivide the lot in order to sell off both homes separately. Each house would have its own septic system and the cesspool would be closed.

Sandy Collom - Are there wells available to the houses?

Joshua Hoffman - Small house has a well which works.

Steve Smith - Is a lot allowed to have two houses with only one septic?

Tom Tedesco - If lot can support two houses/one septic and the septic design is engineered for that, would be acceptable.

Ron Uzdavinis - Is there a NJ state permit for the driveway off US Route 130?

George Bradford - Former owner used Route 130 as driveway; stone driveway.

Joshua Hoffman - Purchased house end of 2018

Earl Ransome - Is the intent to sell the two properties independently?

Joshual Hoffman - Yes

Open to the Public:

Kevin Norton Sr - Sworn in. Concerned about wetlands location and how it relates to septic systems. Houses are close to each road. Believes mailing address for small house is based off Penns Grove-Pedricktown Road. Mailbox on Penns Grove-Pedricktown Road.

Steve Smith - Prior to 2004, road frontage for small house was on US Route 130.

Kevin Norton Sr - Is the smaller house a legal residence? Will the larger house continue to be a single family dwelling?

Joshua Hoffman - If subdivision approved, larger house will stay a single family home.

Kevin Norton Sr - Would house be turned into duplex or triplex?

Tom Tedesco - Septic system is based on number of bedrooms.

Melinda Taylor - If the applicant wishes to change from single family to multi-family, a variance would be needed.

Kevin Norton Sr - Lots of wetlands on property.

Tara Vargo - Engineer has to follow all County rules.

Joshua Hoffman - If subdivision approved, two separate septic systems.

James Selfridge - Sworn in. The septic and wells might be too close together due to wetlands.

Steve Smith - Both are approved at the County level.

Ron Uzdavinis - Condition of approval could be outside agency approval for septic.

Closed to Public.

Tom Tedesco reviewed the completeness portion of his letter. Two waivers were requested: Setback distances not shown on survey and the requirement for an LOI. Recommends approving both waivers as there are no proposed new disturbances on the property.

In regard to the technical review, Mr. Daly questioned if the driveway for the smaller house had prior approval. Ms. Vargo stated that the roadway on US Route 130 goes up to the property line, although the State only paved a portion of the road; the State maintains the right of way. Mr. Daly wanted to know if there was an easement from the State for the driveway. Mr. Tedesco pointed out that with new construction on a state highway a driveway permit must be obtained; prior driveway could be grandfathered. Mr. Tedesco recommended to the applicant that a letter from the NJ DOT be sought stating non-accountability for a driveway permit. Mr. Uzdavinis recommended the Planning Board receive formal confirmation of the memorialization of the right to access US Route 130 for the small house; could be a condition of the approval. May need an easement from the big house lot for a driveway if US Route 130 not allowed.

Mr. Lodge wanted to know if public water was available. Public water doesn’t go down that far, need wells. Mr. Smith stated the property was purchased “as is” with one lot.

Roll Call Vote for Completeness:

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Sam Lodge Yes

9-aye/0-no Application deemed complete.

Mr. Uzadavnis stated that there would be two votes: 1. for the D variance and 2. Minor subdivision. The lot is a pre-existing nonconforming use; if lots split, each lot would intensify the nonconforming use.

Sandy. Collom made a motion to approve the D variance with the condition of outside agency approval from the NJ DOT and Salem County Health Dept.; Tina Nipe seconded the motion.

Roll Call Vote for D Variance

Planning Board members George Bradford and Anthony Musumeci were not allowed to vote on the D variance as they are on the Township Committee.

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Earl Ransome No

Steve Smith No

Melinda Taylor Yes

Sam Lodge No

Yes

4-aye/3-no Approval for D variance denied as 5 votes of approval was not obtained.

Salem County, LLC: Request for Extension of Preliminary Site Plan Approval

Block 29/Lot 6.09

Ray Aquino offered to represent the applicant and was sworn in. There was some discussion about the correct entity name. State records show the name as Salem County Associates LLC and the tax records show Salem County LLC as the correct name. Mr. Aquino is not a member of either named entity but is a NJ licensed engineer. Mr. Uzdavinis stated that the State of NJ requires attorney representation for a business entity. Additionally, the Planning Board in the past has requested the owner of the company to be present at the meeting to answer Planning Board questions.

The applicant is requesting a two year extension on their preliminary approval which expired in 2017. If granted, the two year extension would expire in 2019. Mr. Tedesco stated that there have not been any changes in the bulk standards within the Gateway Business Park since the last approval. After 2019 applicant would have to obtain final approval to begin new protection period. No notices will be required but counsel will be required for representation. George Bradford made a motion to table the request until the June meeting, Dan Daly seconded and all agreed.

Proposal of Planning Services: Preparation of Housing Element and Fair Share Plan - Clarke Caton Hintz

George Bradford explained to the Planning Board that the Township Committee wishes to review and amend the Housing Element and Fair Share Plan. The cost of the revision is not to exceed $30,000.00. The affordable housing trust fund will pay for the revision. The intent is to protect the Township from potential lawsuits. Clarke Caton Hintz has been very knowledgeable when meeting with the Township Committee. Earl Ransome made a motion to approve, Sam Lodge seconded and roll call vote taken.

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Sam Lodge Yes

9 aye/0-no Contract approved.

George Bradford clarified to the Planning Board about the recent proposed school consolidation idea. Oldmans School would not be closed. Proposed legislation would be for regionalization of schools at the Administrative level. Dan Daly, current member of the school board, explained that the legislation was introduced earlier this week. Salem County is considered to be a potential pilot for the program due to our size. There would be a county-wide school district. Currently there are five high schools in the County. Every municipality in Salem County has seen declining population.

There being no further business, on motion by George Bradford, seconded by Sandy Collom, all agreed to adjourn the meeting at 8:30 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary