OLDMANS TOWNSHIP

PLANNING BOARD

May 21, 2018

The regular monthly meeting of the Oldmans Township Planning Board was held on May 21, 2018. Meeting was called to order by Chairman Collom at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: Sandy Collom, Dan Daly, Sam Guida, Sue Miller, Anthony Musumeci, Tina Nipe, Earl Ransome, Steve Smith and Dean Sparks. Board Professionals: Tom Tedesco and Ron Uzdavinis.

MINUTES OF PREVIOUS MEETING:

March 19, 2018 Minutes – Ms. Taylor checked her handwritten notes and did not have the particular comment from Mr. Sparks and/or Mr. Perry in her notes. It was pointed out that the minutes are not verbatim. Mr. Smith made a motion to approve, Mr. Sparks seconded and all agreed.

The April 16, 2018 minutes were not approved at this meeting as Dean Sparks made some comments during the meeting that he wanted to be included – possible well contamination at A & R Venture housing development and clarification on the sales price of the houses. Minutes will be presented at the June Planning Board meeting.

Further discussion was held among the Planning Board members whether or not future wells will be tested for the type of contamination that Chemours is currently testing for. It was suggested that the Township check with the Salem County Dept. of Health about well testing for future housing.

CORRESPONDENCE: None.

SUBCOMMITTEE APPOINTMENTS:

Economic Development - Anthony Musumeci stated 2 warehouses being built in Gateway Business Park II. The GSA is marketing their portion of Camp Pedricktown.

Environment - Nothing to report at this time.

Ron Uzdavinis - Read a press release regarding Tier A municipalities and new educational requirements for governing bodies and planning boards. On-line training for stormwater is now being required – due by July 1, 2018 for any Tier A. Mr. Tedesco stated that Oldmans Township is a Tier B so the training is not required for Oldmans.

Farmland Preservation - Subcommittee had a short meeting with Michael Raio, Tax Assessor, to discuss the implications of farmland preservation as to how it affects municipal taxes.

OLD BUSINESS:

A & R Ventures

Block 13.01/Lots 3 and 3.01

Pedricktown-Woodstown Rd.

Amendment to Final Site Plan Approval Including Variances

**Resolution 2018-10** Amended Final Subdivision Approval

Mr. Uzdavinis discussed with the Planning Board that he prepared two different resolutions – one with the homeowner of Lot 33 being responsible for the maintenance of the detention basin and the other resolution stating that the homeowner’s association being responsible for maintenance on all three basins, including lot #33. Mr. Uzdavinis has discussed this with the applicant’s attorney, Patrick Andrew who requested that the HOA be responsible for all maintenance. Both Mr. Tedesco and Mr. Uzdavinis recommend that the Planning Board accept the resolution with the HOA being responsible for the basins.

Sandy Collom made a motion to accept the resolution with the HOA being responsible for the maintenance of the stormwater basins, Earl Ransome seconded the motion and roll call vote taken.

Roll Call Vote:

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks No

Melinda Taylor Yes

7 –aye/ 1–no Resolution approved.

Planning Board Member – Alternate #3

Dean Sparks was asked if he had chosen an alternate for the Planning Board. He stated he asked 2-3 people but no answer yet.

Rowan University Geo Mapping

Some members of the Planning Board were asked to be part of the Rowan University Geo Mapping. The University received a grant and Oldmans Township was selected as a participant. The grant allowed the University to map out the entire Township for such things as build out, stormwater management, nitrate levels and wetlands. This will be a great tool for the Planning Board. Sandy Collom will give a demonstration at a future Planning Board meeting. Mr. Sparks stated the County Ag Board was also aware of the mapping. Website: NJmap2.com

Area in Need of Redevelopment – Expansion of Gateway Business Park II

The Planning Board was given the minutes of the last discussion as well as the draft report prepared by Lou Joyce. If the Planning Board wishes to continue with the Redevelopment Area Expansion, Mr. Joyce would need to be hired to finish the report. All affected homeowners will need to be noticed and a public hearing will need to be held.

Houses are non-conforming use as the area is zoned commercial/industrial. A tax abatement probably would not apply; the Township Committee is given the responsibility of approving pilot programs. Mr. Ransome stated by declaring the area in need of redevelopment, it would allow the homeowners flexibility in raising the property value for resale. Under consideration are four residential properties and four farmland properties. No decision was made at this meeting to allow Planning Board members time to re-read the draft report. Will be further discussed at the June meeting.

Area in Need of Redevelopment – Old Elementary School Area

Ms. Taylor stated that based on the elementary school’s tax assessment the taxes for the building would be approximately $4,300 in its current condition. Within the proposed IPRA zone are three residences and the Township owns two additional properties—the old school and the vacant lot next to the school. The Township is in the process of foreclosing on one of the residential houses across the street from the school. The “Wood” house will be selling “as is.” The area is currently zoned village commercial.

Mr. Sparks stated that he thought it was better to consider a larger area and then pair it down to a smaller area if warranted. Ms. Collom expressed her concern about the choice of these particular homes versus the whole town as other houses could also be declared in need of redevelopment. Mr. Daly stated that it appeared as if the properties were “selectively” designated. Mr. Guida suggested that the Planning Board obtain an outside opinion such as a realtor to discuss the old elementary school value and how it relates to the proposed redevelopment. More discussion will be held at the June meeting to allow Planning Board members to re-read the draft report.

Farmland Preservation Element

Letters and information packets were sent to four planners of which two responded with proposals:

Lou Joyce $ 5,500.00

Lis Speca/Clarke Caton Hintz $27,500.00 (not to exceed)

plus $ 4,000.00 (if additional mapping necessary)

Due to the high cost of the proposal, the Planning Board could not make a decision at this meeting until the numbers are presented to Jim Hackett, Treasurer. Mr. Daly stated that the Rowan Geo Mapping might be of value and reduce the price of the proposal. Ms. Taylor will reach out to each respondent to clarify their proposed scope of work.

Mr. Uzdavnis advised that the Planning Board might want to consider hiring a professional planner for additional expertise regarding how applications relate to the Master Plan. Both the engineer and attorney have different aspects of land use knowledge. A planner offers expertise on site plans and can testify how the proposed site plan meets the criteria of the land use law. Would only attend meetings on an as needed basis. Most of the expense for Planning Board professionals is borne by the applicant. A professional planner could be hired for something such as just the farmland preservation element or for the Planning Board itself. Further discussion was tabled until the June meeting.

NEW BUSINESS:

Bradley Pisker & Vivian Martz (Applicant)  
Donald Munyan (Owner)

Block 5/Lot 1

5 Lerro Road

Minor Subdivision

Applicant did not appear at the Planning Board meeting. The Planning Board did review the proposed minor subdivision. The applicant’s lot is currently a pre-existing non-conforming lot that doesn’t meet the side yard requirements. Mr. Uzdavanis stated that while the applicant is proposing to improve the size of his lot, it will continue to be a non-conforming lot by not complying with current zoning requirements. The application will also need the approval of the Salem County Planning Board. Mr. Tedesco requested to the applicant that the site plans be revised. Mr. Pisker also needs to request a variance and all the requirements that correspond with a variance such as a public notice and certified mailing to 200’ list. Mr. Pisker is allowed to represent himself to the Planning Board; while an attorney is not required, it was suggested that the surveyor help Mr. Pisker at the Planning Board presentation. Ms. Taylor will contact Mr. Pisker about the need for a variance and revised survey. No decision was made at this meeting regarding the application.

OPEN TO PUBLIC No comment

There being no further business, on motion by Earl Ransome, seconded by Anthony Musumeci all agreed to adjourn the meeting at 9:00 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary