OLDMANS TOWNSHIP

PLANNING BOARD

November 16, 2015

The regular monthly meeting of the Oldmans Township Planning Board was held on November 16, 2015. Meeting was called to order by Vice Chairman Steve Smith at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: George Bradford, Sandy Collom, Dan Daly, Sam Guida, Sue Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith and Cordy Taylor

**MINUTES OF PREVIOUS MEETING**: Motion was made by Earl Ransome, seconded by Anthony Musumeci and approved by all those who attended the October 19, 2015 meeting.

**CORRESPONDENCE**: None.

**COMMITTEE REPORTS**:

Environment - Mr. Guida wanted to commend Jim Nipe for his diligence in picking up leaves and providing for chipping. Mr. Guida read an article from NJ Farmer – Agriculture Matters regarding the construction of the Dream Park as it relates to dredging spoils. Mr. Guida recommended that the Township be proactive in thinking of ways to negate future dredging sites within Oldmans Township.

Economic Development – Mayor George Bradford met with Ken Griffin (Matrix Development). Matrix is looking for more development within Oldmans Township and is looking at land across the street from the current business park.

There is some interest in the purchase of the Army base but the interested party would like the whole site which includes the portion still owned by the Army.

Master Plan Subcommittee – Nothing to report at this time.

Planning Board Engineer – Tom Tedesco stated that NFI is under agreement of sale to purchase the Manfredi site at the Gate Business Park. NFI would like to enlarge the building from the previously approved dimensions.

Kay Gardens stormwater restoration project should begin the first week in December and be substantively finished by the end of December. The top coat paving will probably not be finished until spring when the asphalt plants are back open.

**OLD BUSINESS**:

1. **Resolution 2015-16**

 Proposed Amendment to Oldmans Township Code for Minor Subdivisions

Mr. Perry inquired as to the procedure of how the public would be notified. He was concerned that farmers would have their land devalued by this proposed ordinance.

This resolution is a recommendation to the Township Committee to change the wording in the definitions section of Land Use Code 110-10.

Roll Call Vote:

George Bradford- Yes

Sue Miller Yes

Anthony Musumeci No

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

Airport/Truck Stop Redevelopment Zone Update Presentation by Lou Joyce, Planner

Mr. Joyce prepared a study of the area, which is not the same type of report as a Redevelopment Plan. The Planning Board had previously approved a non-condemnation redevelopment study. There are eight possible steps to declare an area in need of redevelopment and there are at least three of the eight steps that apply to this area:

1. General condition of buildings unsafe, dilapidated (truck stop applies as well as the house at the airport which is currently uninhabitable due to flooding and mold conditions).
2. Discontinuance of use of building/abandonment of commercial use (truck stop).
3. Design of delineation is consistent with Smart Growth. The area is located in Planning Area II which is recognized by the DCA and State as a Smart Growth area.
4. Area is partially located in a sewer service area.
5. In 2004 Salem County adopted a Smart Growth Plan which encompasses Route 295.

Mr. Guida wanted monetary input from the property owners within the proposed area in need of redevelopment. Mr. Joyce stated that money is not needed by the property owners for this type of declaration. Mr. Perry questioned the NJ DEP landscape plan and the overlay if that would hinder growth. Mr. Joyce stated that the sewer service plan was already approved for the truck stop and airport in the 2013 Proposed Future Sewer Service plan. Endangered species are not an issue at this site.

It is Mr. Joyce’s recommendation that the redevelopment area encompass the truck stop, airport and those properties with road frontage on Straughns Mill. Vacant property can be included in the plan to round out the area and is contiguous.

The process to approve the redevelopment zone is as follows:

1. Public hearing to be held by Planning Board
2. Planning Board adopts a resolution which is sent to the Township Committee
3. Township Committee approves the resolution and a copy is sent to the DCA (since in Planning II area, automatically approved)
4. Area added to the zoning map as an Area in Need of Redevelopment
5. Developer comes in to Planning Board with his plans for the area. Plans include a portion of the area or the whole area.

The Planning Board Secretary would prepare a public notice and mail to applicable parties. The public hearing would be held December 21, 2015 and the resolution would be adopted at that meeting.

The purpose of the redevelopment zone is to give future developers some incentive to invest in the property. Many of the incentives are available from the State.

According to Mr. Joyce’s research the NJ DEP has stated that the truck stop is cleaned up and remediated. The case is considered closed but there may be continued monitoring. In 2008 a wetlands delineation was completed.

**NEW BUSINESS:**

It was agreed that the Christmas Appreciation dinner for the Planning Board would be held in January, 2016 and would include all current members.

**PUBLIC COMMENT:** None.

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

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary