OLDMANS TOWNSHIP

PLANNING BOARD

October 15, 2018

The regular monthly meeting of the Oldmans Township Planning Board was held on October 15, 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, Sue Miller, Tina Nipe, Jay Perry, Steve Smith, Dean Sparks and Rae Walzer. Board Professionals: Tom Tedesco and Ron Uzdavinis.

MINUTES: September 17, 2018: Motion was made by Jay Perry, seconded by Rae Walzer and approved by all those who attended the meeting.

CORRESPONDENCE: Letter from NJ DEP Authorizing the Removal of 60,000 cubic yards of dredged material for use in asphalt, ready-mix concrete production and general construction fill by R. E. Pierson Construction Co. which will be transported to their Logan Township facility.

SUBCOMMITTEES:

Economic Development - Nothing to report at this time.

Environment - Ms. Miller stated that some of her neighbors have been experiencing problems with their wells.

Farmland Preservation - The Ag Board has not met yet, but should be holding a meeting shortly.

OLD BUSINESS:

Public Hearing: Determination of an Area in Need of Redevelopment for Block 10/Lots 14, 15 and 16 and Block 11/Lots 14, 15 and 17 (South Railroad Avenue)

It was announced to the public and Planning Board members that the public hearing for the above captioned area must be postponed to the November 19th Planning Board meeting. Property owners will be re-notified as well as another public notice in the newspaper.

NEW BUSINESS:

Application 2018-04

Second Baptist Church

Block 36/Lot 39

26 Pennsville-Pedricktown Rd.

Sign – Variance

The church is seeking two variances – setback for the sign and size of the sign. The church was represented by Demetrica Todd-Ruiz, Esquire. Earl Ransome sworn in as a licensed NJ professional engineer for the project as well as a member of the Second Baptist Church – Chairman of the Trustee Board.

The existing sign is in disrepair. The proposed new sign would be located at the same setback as the current sign. An exhibit labeled A-1was presented to the Board showing a sign design comparison. The new sign will be able to withstand 100 mph winds. The location of the sign should not hinder the site line.

Jay Perry - How bright will the new light be?

Earl Ransome - The size is smaller than Oldmans Township school sign – 7 ft vs. 8 ft.

Dan Daly - Is the sign dimmable?

Earl Ransome - Not sure

Sandy Collom - Current sign already has two flood lights

Rae Walzer - Is a variance needed for site triangle?

Earl Ransome - Variance being sought placement of sign – same location as current sign

Rae Walzer - Will the proposed sign change like the Township sign with flashing lights?

Ron Uzdavanis - There is a difference in animated versus changeable. Also hours of operation could be discussed such as the sign being lit 24/7.

Earl Ransome - Sign would be lit 24/7.

Sandy Collom - How many lumens?

Earl Ransome - Don’t know

Tom Tedesco - Stated he did not see an issue with the proposed sign placement as it relates to site distance; will need approval from the County since on a county road.

Earl Ransome- Contacted the County who stated they had no interest in the church making a application to them.

Ron Uzdavanis - Planning Board will need a letter from the County stating “report of action” which would grant the church a waiver from a County application.

Steve Smith - Closest residences, other than parsonage?

Earl Ransome - Rev. Dorn and Talarico household

Dan Daly - Brought up the Township website wherein it states that animated, flashing and illusionary movement is prohibited within the confines of Oldmans Township.

Rae Walzer - Will the church seek a variance for an animated sign?

OPEN TO THE PUBLIC

Harry Moore - Stated he was “ok” with the sign proposal.

CLOSED TO THE PUBLIC

Ron Uzdavanis - Requested proof of certified mailing and publication in the newspaper.

Earl Ransome - Certified mailings are missing and did not publish in the newspaper; neighbors were not notified.

Ron Uzdavanis- Certified mailing to residents and utilities must be made no later than 10 days prior to November 19th meeting. This is a State statute and cannot be waived. The application must be delayed until notices have been made.

PUBLIC COMMENT: None

NEXT MEETINGS: November 19, 2018 at 7:00 pm

 Public Hearing for Old Elementary School Area

 Planning Board Christmas/Appreciation Dinner date

Sue Miller brought up that the Township should consider revising the sign ordinance to include animated signs.

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

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary