OLDMANS TOWNSHIP

PLANNING BOARD

September 16, 2019

The regular monthly meeting of the Oldmans Township Planning Board was held on September 16, 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, Sam Lodge, Sue Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Steve Smith, Mike Tuturice, Rae Walzer and Melinda Taylor.

MINUTES OF PREVIOUS MEETING: A motion was made by Tina Nipe, seconded by George Bradford and approved by all those who attended the August 19, 2019 Meeting.

CORRESPONDENCE: None.

SUBCOMMITTEES: Nothing to report.

OLD BUSINESS: None.

NEW BUSINESS:

Application 2019-04

James Selfridge

Block 40/L0t 4

110 Penns Grove-Pedricktown Road

Site Plan Application

Sworn in: James Selfridge (Owner/Applicant) and Robert Seeberger (Engineer)

Mr. Selfridge would like to build a 60’ x 100’ pole barn and a fenced in area to secure his vehicles. The application was reviewed for completeness and the following waivers were requested:

#34 - no employees

#42 - No grading plan needed as land is flat

#44 - No close proximity

#45 - No impact

#46 - No proposed street

#50 - No signs are proposed

#51 - No employees. Lighting will be on pole barn

#52 - Solid waste containers – Mr. Selfridge owns one 7’ x 14’ dump trailer used for scrap metal. Motor oil is placed in a drum which will be located inside the pole barn. Mr. Selfridge does not service other vehicles for oil changes, only his own personal vehicles.

#61 - Barrier free – no employees/no public access

#55 - Wetlands: Mr. Seeberger willing to sign letter stating where wetlands are located on the property and also show 50’ buffer line. The Planning Board agreed to accept the letter.

Mr. Selfridge still has to apply to Salem County Soil Conservation and Salem County Planning Board.

Sandy Collom made a motion to deem the application “Complete,” Sue Miller seconded the motion and a roll call vote was taken.

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Steve Smith Yes

Melinda Taylor Yes

8 aye/0 no

Technical Review:

Tom Tedesco reviewed his letter with the Planning Board. Two items were discussed by the Planning Board: confirmation that only five outside vehicles can be stored on the property and the request to add more trees on the other side of the driveway along Penns Grove-Pedricktown Road for a total of six trees. The trailer holding the scrap metal will be stored in the back of the property with Mr. Selfridge’s trailers for hay and straw. Mr. Seeberger agreed to revise the site plan to show the additional trees and only five parking spaces by the pole barn rather than the six that were shown.

George Bradford made a motion to approve the application, Anthony Musumeci seconded and roll call vote was taken.

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Steve Smith Yes

Melinda Taylor Yes

8 aye/0 no Application was approved and resolution will be memorialized at the October meeting.

Oldmans Township

Block 45/Lot 5.04

Camp Pedricktown

US Route 130

Minor Subdivision

A portion of Camp Pedricktown that is owned by the Township is under Agreement of Sale. George Bradford presented a survey to the Planning Board showing how Camp Pedricktown will be subdivided to be made available for the sale. Artillery Avenue and West Road will be owned by the Township. The buyer, Rahul Kaushik, is currently in negotiations with Salem Community College to purchase the portion that the college owns (ball fields). Camp Pedricktown is still undergoing environmental remediation. Once the property is sold environmental oversight for any future use will be under the jurisdiction of the NJ DEP and EPA.

Public Comment: None

There being no further business, on motion by Jay Perry, seconded by Tina Nipe all agreed to adjourn the meeting at 8:07 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary