OLDMANS TOWNSHIP

PLANNING BOARD

September 21, 2015

The regular monthly meeting of the Oldmans Township Planning Board was held on September 21, 2015. Meeting was called to order by Chairman Bill Miller at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

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

**MINUTES OF PREVIOUS MEETING**: Motion was made by Sandy Collom, with one change to the Proposed Grading Plan Ordinance section, seconded by Jay Perry and approved by all those who attended the August 17, 2015 meeting.

**CORRESPONDENCE**:

1. New Jersey Planner – July/August 2015 edition

2. Fralinger Engineering – Application for NJ DEP Letter of Interpretation for Matrix Realty, Inc.

 Block 28.01/Lots 48, 48.01, 49-52 and 71 (Straughns Mill Road)

3. NJ DEP – Gateway Industrial Park (Block 29/Lot 6.10) – Lower Delaware Water Quality Management Plan – Adopted Amendment

**COMMITTEE REPORTS**:

Environment - Nothing to report at this time.

Economic Development – Nothing to report at this time.

Master Plan Subcommittee – Nothing to report at this time.

Planning Board Engineer – Mr. Tedesco updated the Board on the stormwater repair for Kay Gardens.

George Bradford reported to the Board that he met with Fred Sorbello of Mullica Hill Cold Storage. They are considering Phase III and will come before the Planning Board in November to apply. Also, the proposed construction office for the municipal complex is out for bid. The Township is using the same architect who designed the new municipal building.

**OLD BUSINESS**:

1. **Resolution 2015-14**

Application 2015-03

 Oldmans Township

 Block 45/Lot 5.04

 Camp Pedricktown

 US Route 130

 Minor Subdivision

There is no bonding or construction for this minor subdivision. The deed will reserve access to Artillery Drive and also includes a reverter clause in case the College doesn’t utilitze the property.

Cordy Taylor made a motion to approve the application, George Bradford seconded and a roll call vote was held.

Roll Call Vote:

George Bradford- Yes

Sandy Collom Yes

Sam Guida Yes

William Miller Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

9-aye/0-no Application approved.

2. Salem County Growth Management Element of the Comprehensive County Master Plan

Comments submitted by Lou Joyce were reviewed. Mr. Taylor stated that Mr. Joyce presented his findings to the Salem County Economic Development Board.

3. Proposed Grading Plan Ordinance

The Board would like to review additional grading plans in other towns; Pennsville has a grading plan. Jay Perry discussed the lot size that would trigger a grading plan ordinance. In addition to the grading plan ordinance, there was also discussion about “creeping” minor subdivisions and how that would affect grading plan requirements. Sam Guida asked if there was any case law for creeping subdivisions that had the potential to be harmful to the Township. Bill Ziegler stated that every piece of land is unique and not treated as common law, so “precedence” is not a concern. Alloway Township currently allows creeping subdivisions. Tom Tedesco stated that in some towns minor subdivisions are limited to once or twice, then after that, treated as a major subdivision. The Board discussed whether or not creeping subdivisions should be included as part of the grading plan solution. It was agreed that Tom Tedesco and Bill Ziegler would work together to bring a proposed grading ordinance and/or creeping subdivision ordinance to the Planning Board for their review.

**NEW BUSINESS**:

1. Gateway Park Urban Renewal Associates

 Block 29/Lot 6.02

 (NFI/Five Below)

 5 Gateway Boulevard

 Administrative Approval – Proposed New Driveway to Industrial Way

Adam Telsey, Esquire, represented the applicant. Previously the Planning Board approved a site plan with a fence around the storage area for Rent-a-Center. Now that the fence is in place, trucks for Five Below have to travel around the circumference of the building. The land/building owner is requesting a driveway off Industrial Way.

Cliff Braunstein, NFI Project Manager sworn in. Five Below is requesting the new driveway for efficiency purposes and to reduce internal traffic flow. The County Planning Board has already approved the plan for the proposed driveway.

Mr. Ziegler stated that the Oldmans Planning Board has three options:

1. Field change – approval based on Municipal Engineer

2. Amended approval – requires appearance before the Planning Board with public notice, full application and public hearing.

3. Administrative change – combination of the two.

Salem County owns the roads within the industrial park as well as Straughns Mill Road. Mr. Taylor wanted to know if the proposed driveway would have any negative effect on any of the neighboring properties. Mr. Braunstein said that Goya’s driveway is a good distance apart from the proposed driveway. Bill Miller thought an additional entrance into Five Below would be good for emergency vehicles. Tom Tedesco wanted to make sure that water runoff stayed on site. The grading for the driveway is 8.0% - the steepest recommended.

Steve Smith made a motion to approve the proposed driveway off Industrial Way as an “administrative change” subject to Tom Tedesco’s approval; Earl Ransome seconded the motion and all agreed.

**PUBLIC COMMENT**: None.

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

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary