OLDMANS TOWNSHIP

PLANNING BOARD

December 16, 2019

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

MINUTES OF PREVIOUS MEETING: Mr. Perry made two changes to the minutes: he voted “yes” for completeness for Application 2019-04 and the last page, neighboring farmland preservation should be listed as Pilesgrove. A motion was made by Sandy Collom, seconded by Tina Nipe and approved by all those who attended the November 18, 2019 Meeting.

CORRESPONDENCE: Woolwich Land Use Board – Public Hearing for Master Plan Amendments. The Public Hearing is scheduled for December 19th.

NJ DEP – Freshwater Wetlands Application for Sandy Rail Farms, LLC for Block 44/Lot 1.02

SUBCOMMITTEE: Mr. Bradford stated that both the old elementary school on S. Railroad and Camp Pedricktown are going through the due diligence period.

OLD BUSINESS:

Application 2019-06

Joan Land, William Schulze and David Schulze (Property Owner)

Communications Test Design, Inc. (Applicant)

252 Pennsville-Auburn Road

Block 42/Lots 19.01Q and 20Q

Variance

**Resolution 2019-14** Denying “D” Variance Approval to Communications Design Inc. on Application 2019-06 Affecting Property Located at 252 Pennsville-Auburn Road, Designated as Block 42/Lots 19.01 Q-farm and 20 Q-farm

The purpose of the resolution is to reflect the accuracy of the outcome of the application. A “yes” vote concurs with the result of the applicant’s request (denied), not re-approval of the application request.

Roll Call Vote:

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

7-aye/0-no Resolution approved.

NEW BUSINESS:

Application 2019-05

Mandi Cassidy

62-64 N. Railroad Avenue

Block 8/Lot 15

Variance

Sworn in: Mandi Cassidy, property owner and Greg Simons, Engineer.

In October the applicant submitted a site plan application. Following review of that application it was determined that the application would need to be revised to include a “D” variance. On November 12, 2019 the office received the revised application. Salem Oak Vineyard is the entity that is expanding the business. Mandi Cassidy if the owner of the real estate. The business leases the building from Ms. Cassidy. The purpose of the expansion is for additional storage. Since Salem Oak Vineyard LLC is a business, it would need representation by a NJ licensed attorney.

The professionals, attorney and engineer, have 45 days from date of receipt of the application to review for completeness and comment. The 45 days ends December 27, 2019. The applicant should provide a corporate or business certification showing any ownership 10% or greater. The application will be postponed to the January 20, 2020 meeting. The applicant will not need to re-advertise or re-notice the change of date. The applicant should also provide a written commentary showing both positive and negative criteria for the “d” variance. The application should be presented by a professional planner, not an engineer. Either a planner or attorney may represent the applicant at the January meeting.

Mr. Uzdavinis will research Right to Farm regulations versus local land use law. Seven planning board members will vote on the application at the January meeting. Mayor and Committeeman will step down. Five out of the seven members needed for approval. A resolution from 2010 shows that the variance for the winery was denied but litigation ensued. The winery was allowed to operate under the Right to Farm Act.

PUBLIC COMMENT:

George Bradford made a motion to open to the public, Rae Walzer seconded and all agreed.

Mandi Cassidy Wanted to know if her escrow account would be charged for tonight.

Ron Uzdavinis Will not charge for tonight’s meeting.

Brad Holmes He also owns an LLC in Pedricktown. Did the professionals just review the application tonight?

Ron Uzdavinis The Board is following both Oldmans Ordinance and State law which allows 45 days for professional review. The count begins when the application is received.

Brad Holmes When is the written answer due?

Ron Uzdavinis December 27, 2019 is the deadline for completeness to be ruled upon based on what has been received.

CLOSED TO PUBLIC

There being no further business, on motion by Jay Perry, seconded by Tina Nipe all agreed to adjourn the meeting at 8:15 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary