OLDMANS TOWNSHIP PLANNING BOARD

REGULAR MEETING

JANUARY 21, 2020

The Regular Meeting of the Oldmans Township Planning Board was held on January 21, 2020. Meeting was called to order by Chairman Steve 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, Jay Perry, Earl Ransome, Steve Smith, Mike Tuturice and Rae Walzer.

MINUTES OF PREVIOUS MEETING: A motion was made by Jay Perry, seconded by George Bradford and approved by all those who attended the December 16, 2019 Meeting.

CORRESPONDENCE:

Carneys Point – 2019 Housing Element and Fair Share Plan Public Hearing Jan. 14, 2020

Woolwich Township – Master Plan Amendments Public Hearing Jan. 16, 2020

R. E. Pierson Construction Company, Inc. – Coastal Wetlands Permit for Dredging

TRICO JIF – Planning Board Training for Land Use will be held at a future date when there are no applications to be heard.

SUBCOMMITTEE: Nothing to report at this time.

OLD BUSINESS:

Application 2019-05

Mandi Cassidy

62-64 N. Railroad Avenue

Block 8/Lot 15

Minor Site Plan

Sworn in: Mandi Cassidy, property owner.

Solicitor Michael Napuda explained that a 2011 Consent Order from Judge Hoffman, paragraph #3 stated that under the NJ Right to Farm Act, a “D” (use) variance was not required when the applicant first applied to the Planning Board. Subsequently, the Planning Board cannot require a “D” (use) variance for this application. The Consent Order granted the applicant the right to operate a winery.

Ms. Cassidy stated the expansion is to be used for storage: a dis-stemmer, 2 tanks and cases of wine.

Sworn in: Greg Simonds, Engineer.

The application is for a minor site plan. The applicant agrees to comply with the comments from Mr. Tedesco’s letter. The addition is 900 sq. ft. They will be relocating four parking spaces and adding an emergency exit door, which will give more light to the area.

Sworn in: Louis Joyce, Planner.

Mr. Joyce concurred with Mr. Napuda’s assessment of the variance relief. He reviewed his report with the Planning Board.

Public Comment: Sandy Collom made a motion to open to the public and Rae Walzer seconded.

No comment from the public. Public hearing closed.

Sandy Collom made a motion to approve the minor site plan contingent upon the following: subject to the submission of revised plans showing additional lighting, emergency exit door and revised parking. George Bradford seconded the motion and roll call vote was taken:

Roll Call Vote:

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

8-aye/0-no Site Plan Approved.

Also discussed was the release of funds from the general escrow that were submitted for the variance. Since a variance was not required, the Planning Board agreed to return the escrow.

Melinda Taylor made an announcement that the application for Triple Net Investments was not deemed complete and would not be heard at the meeting. It is anticipated that the application will be ready for the February 18th meeting.

Dan Daly stated that the Bond Referendum for the Oldmans School did pass and that the projects will begin this year.

PUBLIC COMMENT:

Frank Mongiello Would like more timely notices to the public regarding Planning Board meetings and Township meetings.

CLOSED TO PUBLIC

There being no further business, on motion by George Bradford, seconded by Jay P erry all agreed to adjourn the meeting at 7:20 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary