OLDMANS TOWNSHIP

PLANNING BOARD MEETING

SEPTEMBER 21, 2020

The Regular Meeting of the Oldmans Township Planning Board was held on September 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, Tina Nipe, Earl Ransome, Steve Smith, Mike Tuturice, Melinda Taylor, and Rae Walzer (via teleconference). Also in attendance Board Solicitor, Ron Uzdavinis and Engineer Tom Tedesco.

NEW MEMBER: Barbara Wilson was sworn in by Ron Uzdavinis, Planning Board Solicitor, for the Alternate #3 position.

MINUTES OF PREVIOUS MEETINGS: A motion was made by Tina Nipe, seconded by Sandy Collom and approved by all those who attended the August 17th meeting.

CORRESPONDENCE: None.

SUBCOMMITTEE:

Economic Development The Township sold approximately 34 acres at Camp Pedricktown. The portion which is owned by the GSA has been boarded up and the both gates will be locked to keep down vandalism on the property.

The Township Committee met with a prospective buyer of the old elementary school last week.

Environmental Nothing to report at this time.

NEW BUSINESS:

2020-04

Michael & Ann Scripko

Block 13/Lot 8.04

187 Pedricktown-Woodstown Rd.

Variance – Shed Location

Sworn in - Ann Marie Scripko, Co-owner of property.

Mr. Tedesco stated that while no site plan was submitted there was sufficient documentation in the form of a plot plan and owner drawings to deem the application complete. There were no technical issues that needed to be addressed for the application.

Ms. Scripko stated that the barn would be 12’x30’ and would house two stalls plus a feed and tack room. The front yard is needed because the house sits back on the property. The backyard is on a slope that goes to Oldmans Creek. The proposed barn would go where the existing barns are located but not attached to them. The septic field is closer to the house; about 60-80’ away from the barn area.

Dan Daly Did the previous owner receive Planning Board approval for the barns that are currently there?

Ann Scripko Have owned the property for 1.5 years; don’t know if prior approval was granted.

OPEN TO THE PUBLIC No comment.

Roll Call Vote:

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

8-aye/0-no. Application approved.

2020-06

OxyVinyl (Applicant)

Mexichem Specialty Resins, Inc. (Property Owner)

Block 38/Lot 12

76 Porcupine Road

Variance & Site Plan

Chairman Steve Smith and Member Earl Ransome both recused themselves as employees of the Pedricktown Industrial Complex. Vice Chair Sandy Collom presided.

Harvey Johnson. Solicitor for Duane Morris, represented the applicant. Sworn In – Jeffrey Koetitz, OxyVinyl Plant Manager and Steve Nardelli, PE, Site Engineer for Fralinger Engineering, PA.

Mr. Koetitz has been the Plant Manager since March 1, 2020; he replaced John Gullah. Mexichem is the owner of the land and requested of OxyVinyl to replace a small trailer that was used as an office building. Mexichem approved the location of the new building and a Temporary Certificate of Occupancy was granted in order to adhere to the State’s covid response.

Mr. Narelli presented a photo of the constructed building and a site plan (Exhibit A). The office building is 8’ x 20’. The distance between the new office building and the closest building is 8.3’ instead of the 50’ required per Oldmans Township Code. The former building was made of wood and was in poor condition.

Mr. Koetitz was unsure if the new building was constructed in the exact same space as the previous building. The old building was used as office space which will also be the same purpose for the new building. The new building is OSHA compliant – blast and fire resistant.

Mr. Tedesco deemed the application to be complete. For the technical review he wanted it to be notated that the building is more than 75’ from the road. The applicant requested a site plan waiver which he recommending approving. There would be no effect to the stormwater runoff.

OPEN TO PUBLIC No comment

Anthony Musumeci made a motion to approve the variance application and waiver of site plan. Dan Daly seconded the motion and a roll call vote was taken.

Roll Call Vote:

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Melinda Taylor Yes

6-aye/0-no. Application approved.

Steve Smith and Earl Ransome returned to the Board.

OLD BUSINESS:

**Resolution 2020-17** Granting Approval for Bulk Variances and Waiver of Minor Site Plan Approval for Property Located at 76 Porcupine Road, a/k/a Block 38/Lot 12.01

George Bradford made a motion to approve, Tina Nipe seconded and a roll call vote was taken.

Roll Call Vote:

George Bradford Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

6-aye/0-no. Application approved.

Mr. Ransome complimented Mr. Uzdavinis on the completeness and clarity of the resolution.

PUBLIC COMMENT:

Steve Wilson Could the Township and Planning Board agendas be placed on the Township website?

Melinda Taylor The Planning Board agenda can be placed on the website with few changes but the Township Committee agenda changes daily. The agenda will be placed on the agenda but “subject to change.”

Anthony Musumeci Inquired as to whether or not the Planning Board would like an update on Farmland Preservation. He would like a representative to appear before the Planning Board at the next meeting.

Steve Smith Directed Melinda Taylor, Planning Board Secretary, to issue an invitation to Chairman of the Agriculture Board, Dean Sparks, to appear at the October meeting.

There being no further business, on motion by Tina Nipe, seconded by Mike Tuturice all agreed to adjourn the meeting at 7:40 pm.

Respectfully Submitted,

Melinda Taylor

Secretary