OLDMANS TOWNSHIP

PLANNING BOARD MEETING

OCTOBER 19, 2020

The Regular Meeting of the Oldmans Township Planning Board was held on October 19, 2020. Meeting was called to order by Vice Chairman Sandy Collom 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, Earl Ransome, Mike Tuturice, Melinda Taylor, Barbara Wilson and Rae Walzer (via teleconference). Also in attendance Tom Tedesco, Engineer.

MINUTES OF PREVIOUS MEETINGS: A motion was made by Tina Nipe, seconded by Sue Miller and approved by all those who attended the September 21st meeting.

CORRESPONDENCE: None.

FARMLAND PRESERVATION

An update and Ag Board minutes of a meeting dated February 22, 2020 were submitted to the Planning Board by Chairman of the Ag Board, Dean Sparks. At the request of an audience member both documents were read aloud by Vice Chairman Sandy Collom. Mr. Sparks has been working with CFO Diane Bowman and the Township Solicitor Niki Trunk to try to pass a resolution to approve spending on the Farmland Preservation Element. In order to pass the resolution funds must be available and be able to be certified by the CFO. Mr. Sparks would like to meet with Lisa Specca, a planner from Clarke Caton & Hintz (CCH). She is the farmland preservation expert. Mr. Sparks stated that farms from Oldmans Township were not included in the County farmland preservation plan. Jay Perry, former Chair of the County Ag Board, stated that the County wanted to develop industry along Route 295 where there was more infrastructure; hence there was a reason Oldmans was not included in the County program. The other side of the County was designated for farmland preservation. Dan Daly inquired about whether or not farmland preservation is tied to soil type; he thought Oldmans soil may have been less desirable than in other areas within the County. Mr. Sparks said that most farms in Oldmans can be irrigated which is a positive.

Mr. Daly wanted to know why the Ag Board was holding back in preparing the farmland preservation plan because of Mr. Musumeci’s farm. Mr. Sparks presented a draft of a resolution that he received from a developer known as Northpoint requesting a non-condemnation investigation for redevelopment for Mr. Musumeci’s farm. That resolution was not presented to the Municipal Clerk, Melinda Taylor, or to any other members of the Township Committee. It has not been presented at any meetings for a vote. Rae Walzer stated that the correct procedure to declare an area in need of redevelopment is for the Township Committee to direct the Planning Board to study the area and then make a recommendation back to the Township Committee. The Planning Board has not been directed to study this area.

Sandy Collom asked about the State’s preservation criteria using the point system. Oldmans doesn’t have that many farms that meet the State criteria. She also expressed her frustration about the lack of progress on farmland preservation. Jay Perry asked Mr. Sparks if the County was receptive to including Oldmans in their farmland preservation plan. Additionally, Mr. Perry recounted the story of his experience in trying to preserve farmland that he owned through the State program which was not a good experience. The ranking process used by the State is still in effect.

Anthony Musumeci asked about minutes from the Ag Board meeting for the other meeting that was held by the Ag Board. The January, 2018 approved ordinance stated that the Ag Board was supposed to meet four times per year. Mr. Sparks stated the SADC only meets twice a year as well as other municipalities. Mr. Daly remarked that the ordinance states “shall” meet four times per year. An ordinance becomes the written law. Minutes create a paper trail; why are minutes not kept and submitted to the Planning Board and/or Township Committee? Melinda Taylor asked Mr. Sparks why the two liaisons from the Planning Board, Sandy Collom and herself, had not been invited to either meeting. Sandy Collom noted that the Ag Board has work that they are responsible to complete before the farmland preservation element can begin such as review county criteria and mapping, designate farms to be preserved and put in a prioritized list. It would take 6 – 8 months for CCH to finish the farmland preservation element once Ms. Specca has all the material that the Township is supposed to provide. Mr. Daly recommended that the Ag Board do all the required preliminary work before the Township spends money on meetings with CCH.

SUBCOMMITTEE:

Economic Development George Bradford state the Township Committee is still working with a possible developer of the old elementary school.

Environmental Sue Miller commended Public Works for the quick cleanup of trash dumped on New Road.

OLD BUSINESS:

Resolution 2020-18 Granting Approval for Bulk Variance and Waiver of Minor Site Plan Approval for Property Located at 187 Pedricktown-Woodstown Road and Designated on the Tax Map of Oldmans Township as Block 13/Lot 8.04

Earl Ransome made a motion to approve, Tina Nipe seconded and roll call vote was taken:

Roll Call Vote:

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Melinda Taylor Yes

7-aye/0-no. Resolution approved.

Resolution 2020-19 Resolution Granting Approval for Bulk Variance and Waiver of Minor Site Plan Approval for Property Located at 76 Porcupine Road and Designated on the Tax Map of Oldmans Township as Block 38/Lot 12

George Bradford made a motion to approve, Anthony Musumeci seconded and 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. Resolution approved.

PUBLIC COMMENT:

Robert List Longtime resident; he was told farmland preservation was wanted in Oldmans. Would like the Ag Board to continue with farmland preservation and move forward.

Jennifer Dohner Would like to see a cooperative effort within the Township. Also inquired about the duties of the Planning Board. Is the opinion of the residents considered when making decisions?

Steve Wilson Inquired about historical documents such as the master plan or zoning maps.

Melinda Taylor Both are available for review by the residents.

David Murphy Wanted to know how paperwork about Mr. Musumeci’s farm showed up on social media.

Sandy Collom She printed the site plan of Mr. Musumeci’s farm off social media. She also expressed her concern about what was being said on social media regarding the Planning Board; she felt her reputation was being challenged.

Dan Daly It would be an ethical breach and improper if the Planning Board commented on material that was on social media since there is no formal application before the Board.

Rae Walzer The Planning Board’s job is to abide by the ordinances in effect.

Dean Sparks The plans that were placed on social media were conceptual. The potential developer gave Mr. Sparks the plans during a meeting he had with the developer. Mr. Sparks did not consider the material to be confidential when he posted the plans on social media.

CLOSED TO PUBLIC

NEW BUSINESS: Municipal Stormwater Management Training – Presentation by Tom Tedesco, Engineer

Training of the Planning Board regarding stormwater management is a requirement of the NJ DEP. Oldmans Township has a permit through the NJ DEP which allows for a stormwater system. Mr. Tedesco gave a detailed presentation about the State requirements for calculating stormwater runoff, the different types of stormwater basins and the required maintenance program.

There being no further business, on motion by Tina Nipe, seconded by Jay Perry all agreed to adjourn the meeting at 8:55 pm.

Respectfully Submitted,

Melinda Taylor

Secretary