OLDMANS TOWNSHIP

PLANNING BOARD MEETING

DECEMBER 21, 2020

The Regular Meeting of the Oldmans Township Planning Board was held on December 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, Anthony Musumeci, Tina Nipe, Jay Perry, Steve Smith, Melinda Taylor and Barbara Wilson. Earl Ransome and Mike Tuturice (via teleconference). Also in attendance Ron Uzdavinis, Esquire, Tom Tedesco, Engineer and Brian Slaugh, Township Planner.

MINUTES OF PREVIOUS MEETINGS: A motion was made by Jay Perry, seconded by Tina Nipe and approved by all those who attended the November 19th meeting.

CORRESPONDENCE: None.

SUBCOMMITTEE:

Economic Development George Bradford state the Township Committee is still in negotiations with possible developer of the old elementary school. Also working with the Federal Government on a portion of Camp Pedricktown for future development.

Environmental Nothing to report.

OLD BUSINESS: None.

Chairman Smith read an announcement prior to the commencement of “New Business” stating the purpose of the meeting and clarifying that Applications 2020-08 and 2020-09 were being heard for completeness only and Application 2020-07 will be heard in its entirety.

NEW BUSINESS:

**Application 2020-07**

New Tax Ratable LLC

Block 37/Lot 2

46 Penns Grove-Pedricktown Rd.

Major Site Plan – Office Building

Keith R. Trimble, Esquire, represented the applicant.

Tom Bercute, Principal of New Tax Ratable, LLC Sworn In.

Gregory Simonds, PE, of GS Engineering Sworn In.

The proposed project is a 5,000 sq. ft. office building which will be located on the former National Lead site. The site is still under environmental remediation through the NJ DEP and EPA. The office building will be a “Morton” type structure (50’ x 100’). The size of the property is 28 acres. There will be no disturbance in the rear of the property as the building will be closer to the street. There will be seven (7) parking spaces. Public water is available and septic will be installed. The monitoring wells being used for the remediation will remain and will not be disturbed by the building footprint.

Sandy Collom asked if the fence was remaining as it is currently. Some sections of the fence have barbed wire. Mr. Bercute said the fence would remain around the whole property but once the building is built, the front fence may be moved to be more in line with the front of the office.

Steve Smith wanted to know the purpose of the building. Mr. Bercute said the building will be for offices and the bay doors will be used for storage of equipment.

Jay Perry wanted to know who owns the property. Mr. Bercute stated the applicant, New Tax Ratable, LLC is the owner of the property.

Tom Tedesco then reviewed his completeness findings and recommended that the application be deemed complete. Mr. Tedesco then reviewed his technical findings. The applicant did request two design waivers:

* Stone driveway and parking lot but the ADA handicapped parking spot will be paved
* Street trees will be planted in front of the office building, but not the entire length of the property

The applicant has agreed to relocate the sign to conform to Oldmans code requirements. Mr. Tedesco wanted verification that the EPA and NJ DEP would allow the construction and occupancy of an office building on a site that has ongoing remediation.

Greg Simonds read an excerpt from the environmental report stating approval was granted to the applicant for the purpose of an office building.

George Bradford made a motion to open the application to the public for comment, Tina Nipe seconded. No public comment was made. Closed to the public.

The applicant requested approval for preliminary and final major site plan with design waivers. George Bradford made a motion to approve, Anthony Musumeci seconded and roll call vote was held.

Roll Call Vote

George Bradford Yes

Sandy Collom Yes

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

8 aye/0 no. Application is approved.

**Application 2020-08**

Matrix Salem Land Development LLC

Block 28.01/Lots 62 and 65

Sorbelllo Drive

Major Site Plan for Warehouse – Completeness

Michael P. Fralinger, Esquire for Capizola, Pancari, Lapham & Fralinger, P.A. represented the applicant.

Tom Tedesco reviewed his completeness findings with the Planning Board. The applicant requested four waivers:

* Copies of applications from outside agencies – no objection.
* Environmental Impact Statement – previously submitted with original project
* Bonding Estimate – not required at this time
* Archeological Study – previously submitted with original project

Mr. Tedesco recommended that the application be deemed completed with a minor modification.

Sandy Collom made a motion to deem the application complete, Anthony Musumeci seconded and roll call vote was held.

Roll Call Vote

George Bradford Yes

Sandy Collom Yes

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

8 aye/0 no. Application deemed complete.

Public Notice will be made for the next Planning Board meeting.

**Application 2020-09**

NP Oldmans NJ LLC (Applicant)

Anthony J. Musumeci (Owner)

Samuel C. & Marion L. Fish (Owner)

Block 28/Lots 11-21, 21.01, 23, 24, & 31-33

Block 28/Lot 29

D6 Height Variance - Completeness

Anthony Musumeci recused himself and left the room.

Robert W. Bucknam, Jr., Esquire for Archer & Greiner, PC represented the applicant. Application is for a D6 height variance for warehousing in a CI (Commercial/Industrial) zone. The proposed warehousing will be light industrial.

Tom Tedesco reviewed his findings with the Planning Board. The applicant requested two waivers:

* Size and type of signs – no proposed signs at this time.

Mr. Tedesco also requested that all owners of the proposed project be listed on the site plan. Mr. Tedesco and Brian Slaugh recommended that the application be deemed complete.

Jay Perry made a motion to deem the application complete, Tina Nipe seconded and a roll call vote was held.

Roll Call Vote

Sandy Collom Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Mike Tuturice Yes

7 aye/0 no. Application deemed complete.

Anthony Musumeci returned to the meeting.

Spending Plan of the Housing Element and Fair Share Plan for Oldmans Township & Third Round Housing Element and Fair Share Plan (Draft)

The Township hired Clarke Caton & Hintz to update the municipality’s fair share housing plan in order to seek approval from the State for affordable housing. Melinda Taylor asked that each Board member review the draft and spending plan for future discussion. Mr. Slaugh stated that the Township will be working with the Fair Share Housing Group to seek Court approval of the plan. A public hearing on the Master Plan will be held in the new year.

PUBLIC SESSION:

Steve Wilson Can the public review the warehouse applications?

Melinda Taylor Yes available.

Arthur Maurizio Wanted clarification of where the proposed warehouses will be located.

Steve Smith One warehouse across the street from Jet/Walmart and the other warehouses will be by the truck stop and airport.

Frank Mongillo Is the Board considering a police force in the future?

Steve Smith The determination of a police force is not within the responsibility of the Planning Board. The Township Committee would make that determination.

Bill Golt Wanted to know if a fine was issued to Bill Valichka for his property violation.

Steve Smith The court case was not the responsibility of the Planning Board.

CLOSED TO PUBLIC

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

Respectfully Submitted,

Melinda Taylor

Secretary