OLDMANS TOWNSHIP

PLANNING BOARD MEETING

FEBRUARY 16, 2021

The Regular Meeting of the Oldmans Township Planning Board was held on February 16, 2021. Meeting was called to order by 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, Steve Smith, Melinda Taylor and Barbara Wilson.

MINUTES OF PREVIOUS MEETINGS: A motion was made by Steve Smith, seconded by Tina Nipe and approved by all those who attended the January 19th Reorganization and Regular meetings.

CORRESPONDENCE: None.

SUBCOMMITTEE: Appointments to Subcommittees:

Economic George Bradford and Barb Wilson

Environmental Sue Miller and Tina Nipe

Farmland Preservation Jay Perry and Melinda Taylor

Farmland Subdivision Jay Perry and Steve Smith

Master Plan Revision Sandy Collom, Tina Nipe, Dan Daly & Barb Wilson

OLD BUSINESS:

Resolution 2021-10 Granting Preliminary and Final Site Plan Approval and Variance

Approvals to Matrix Salem Land Development, LLC on Application 2020-08 Affecting Property Located on the East Side of Straughns Mill Road and Designated on the Tax Maps of Oldmans Township as Block 28.02, Lots 62 and 65.

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

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

Michael Tuturice Yes

9 aye/0 no. Resolution approved.

ADMINISTRATIVE: Possible Change in Meeting Start Time

The Board discussed the possibility of starting the Planning Board meetings at 6:00 rather than 7:00. It was determined to keep the meeting start time at 7:00 in order to be consistent with the School Board and Township Committee Meetings.

PUBLIC COMMENT:

Don Walton Expressed his concern about the small amount of Planning Board members on the Farmland Subdivision. Felt there should be more members. Also believed that this was a newly created Subcommittee in order to assist a Planning Board member with his property.

Robert List Expressed his concern that a member of the Agricultural Advisory Board is someone who wants to sell his farm.

Sandy Collom All Planning Board members, Subcommittee members and Ag Advisory Board members are volunteer. These committees meet the State requirements.

Arthur Maurizio Questioned if there was going to be a public session for Resolution 2021-10 which was approved tonight.

Sandy Collom No public comment required on the Resolution; public comment was at the last meeting.

Arthur Maurizio Wanted to know what was going to happen with the Truck Stop.

Melinda Taylor Property was listed on the Township’s Abandoned Property List. Owner demolished the buildings in order to be taken off the Abandoned Property List.

Robert List Wanted to know if the municipality had any more information regarding the NJ DEP and the Truck Stop.

Steve Smith The Truck Stop has been under NJ DEP supervision since 1991. Monitoring wells are in place.

Jay Perry There was an oil leak during the 1990’s. Surrounding area was contaminated.

Melinda Taylor Owner of Truck Stop would have to appear before the Planning Board before any construction on the property could commence.

Don Walton Wanted to know the history of decsions made by Farmland Subdivision Committee.

Melinda Taylor A member of the Farmland Subdivision Subcommittee for five years so not a newly created Subcommittee. Reviewed one application during that time frame.

Jay Perry Purpose of Farmland Subdivision Subcommittee is to allow farmers to make lot line adjustments, while keeping the lots conforming, without having to make a formal application to the Planning Board. The Subcommittee cannot approve the application on their own; it must be presented to the Planning Board.

Angelo DeFeo Wanted to know if exceptions could be made to the Farmland Subdivision Committee if he wants to sell some of his land.

Melinda Taylor Mr. DeFeo would need to appear before the Planning Board since a variance would be needed for his property.

CLOSED TO PUBLIC

NEXT MEETING: Monday, March 15, 2021 – Oldmans Elementary School

There being no further business, on motion by Tina Nipe, seconded by Sue Miller all agreed to adjourn the meeting at 7:35 pm.

Respectfully Submitted,

Melinda Taylor

Secretary