OLDMANS TOWNSHIP

 PLANNING BOARD MEETING

MARCH 15, 2021

The Regular Meeting of the Oldmans Township Planning Board was held on March 15. 2021 at the Oldmans Township Elementary School. The 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, Steve Smith, Mike Tuturice, Melinda Taylor and Barbara Wilson. Also in attendance: Ron Uzdavinis, Planning Board Solicitor and Tom Tedesco, Planning Board Engineer.

MINUTES OF PREVIOUS MEETINGS: A motion was made by Steve Smith, seconded by Tina Nipe and approved by all those who attended the February 16th Regular meeting.

CORRESPONDENCE: Township Committee Resolution 2021-54 “Expansion of Agricultural Development Area Within the Township of Oldmans. The Resolution was sent to the Salem County Agriculture Board.

 New Jersey Planner - January/February 2021 Issue

SUBCOMMITTEES:

Economic George Bradford reported that the old elementary school is under Agreement of Sale and should be sold shortly.

Farmland Preservation Township Agricultural Board met and discussed which properties should be listed in the Agricultural Development Area as well as expansion of the three different tiers for priority in farmland preservation.

Master Plan Revision Subcommittee met and is a work in process.

NEW BUSINESS:

**Application 2021-01**

PLDCF Redevelopment Agency, Inc.

Block 45/Lots 5.01, 5.06 and 5.09

US Route 130 & Artillery Ave.

Camp Pedricktown

Minor Subdivision

Frank Wisniewski, Esquire for Flaster Greenberg represented the applicant. Applicant was seeking minor subdivision approval; no variances were needed at this time. There are three existing lots which are being reconfigured.

Sworn In: Teal Jefferis, P.E., of Jefferis Engineering Associates, LLC.

Exhibit A-1: Highlighted version of proposed reconfigured lots.

Mr. Jefferis agreed with the comments in Tom Tedesco’s review letter. The applicant is reconfiguring existing lots, not creating new lots. All existing buildings will be demolished in preparation for future development of the site. Lot 5.02 is still owned by the Federal Government. Access to the lots is through Artillery Road which is owned by the municipality. Oldmans Township granted an easement for road and infrastructure which was recorded at the County Clerk’s office. The applicant has applied to the Salem County Planning Board for approval. The intent of the property is to build warehouses. The applicant will be appearing before the Planning Board in the future for site plan approval.

There is no public sewer available at Camp Pedricktown. There is an existing water treatment system which is very old. Might use individual septic systems for the warehouses.

OPEN FOR PUBLIC COMMENT: No comment made.

CLOSED FOR PUBLIC COMMENT

Sandy Collom made a motion to approve which included the two waivers (photographs and NJ DEP wetland verification). Anthony Musumeci seconded and a roll call vote was taken:

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

9-aye/0 no. Motion approved.

**Application 2021-02**

Andrew Oliver & Cassandra Kirk

Block 18/Lot 17.01

Pedricktown-Woodstown Road

Use Variance

George Bradford and Anthony Musumeci, Oldmans Township Committee members, were not allowed to vote on this application as it was Use Variance.

Adam Telsey, Esquire, for Telsey & Telsey represented the applicant.

Applicant was seeking a use variance in order to operate a landscaping business in an AR zone, as well as build two structures on one lot. Oldmans Ordinance only allows one principal structure on the lot. Applicant owns and operates a small landscaping business. Employees would be at the site beginning of day and ending of day. No retail sales will take place at the property. A small office will be built in the pole barn for business purposes.

Tom Tedesco, Planning Board Engineer, reviewed his review letter for “completeness.” Three waivers were being sought: survey (previous used), historic structures (lot is vacant) and photographs (lot is vacant). The applicant does not propose to have any signage at the property for the landscaping business.

Steve Smith made a motion to deem the application complete, Earl Ransome seconded and a roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

7-aye/0 no. Application deemed complete.

Sworn In: Andrew Oliver, Property and Business Owner of Oliver Landscaping. Company owns four trucks and does landscaping design, hardscape, snow removal and lawn maintenance in Salem and Gloucester Counties. The pole barn would be used for storing equipment which includes 2 skid steers and trailers. The pole barn should be big enough to store all equipment. Outside storage might include one skid steer but no material such as mulch or dirt. There are five employees. Hours of operation would be 6:00 am to 6:00 pm. Five cars would be parking on the premises. Employees would be gone all day. There would be no dumping of material on the property; all landscape material is taken to Woodstown. There would be weekly maintenance of equipment on the premises such as blade sharpening and lubricating equipment. The operation would be six days per week.

The applicant would like to build a modular home on the site; he has house plans and a builder. Ready to commence building. He will not be operating a nursery, no retail and no customers will be coming to the property. Has been in the landscaping business for seven years. House and barn would be built at the same time.

Owns three snow plows which would be an exception to the regular business hours. The pickup trucks are F350 and F250 with trailers. Barn would be approximately 500’ off Pedricktown-Woodstown Road. Owner is not anticipating installing a bathroom in the pole barn; no running water. He does not plan on doing any truck maintenance on the property, only self maintenance on the mowers. Applicant would install a seven yard dumpster for trash. Some hardscape material might be stored behind the pole barn.

Sworn In: Steven Cosaboon, P.E. of Sickels and Associates.

Proposed pole barn is located in AR zone. Property is 1,200 feet from intersection of Pennsville- Auburn Road and Pedricktown-Woodstown Rd. There is a pole easement along the back of the property. Wetlands are located off site but no Letter of Interpretation has been acquired yet. The barn will be moved 150’ from wetlands.

Positive Criteria:

* Promotes land use law – open space
* Won’t cause a detriment to zone
* Owner will live next to business
* AR Zone – farming approved use; landscaping activities done off site

No bulk variances are needed.

Future site plan will address drainage, property landscaping and lighting plan.

There was discussion about the house having to be built prior to the building of the pole barn or how far along the house should be built before construction begins on the pole barn. Applicant would like to use the same concrete company for house and barn foundation.

Applicant is requesting an 8’x’24’x12’ leanto attached to the back of the pole barn.

Tom Tedesco reviewed his technical letter. Outside storage of equipment/supplies will be addressed with the site plan as well as parking for employees, wetlands and drainage.

OPEN TO PUBLIC COMMENT:

Robert Finn (Adjacent lot owner). Concerned about thriving business next to his property. Requested that the Planning Board consider the following: landscape buffer, security lighting be downward facing, if wood chipper used – hours 10 to 2 with no weekend use and no large signage.

Ann Finn If business thrives and a new pole barn is needed to be built would a new variance be required?

Ron Uzdavinis Yes any addition would need site plan approval from the Planning Board

Robert Finn Expressed his concern if business grows and there is more noise, light, etc.

CLOSED TO PUBLIC COMMENT

Mr. Telsey stated no wood chippers would be used as part of the landscaping business. Condition could be memorialized in resolution.

Sandy Collom made a motion to separate the two variances to be voted upon separately 1. Multi-use on same lot and 2. Commercial use in AR zone, all contingent upon receiving site plan approval. Jay Perry seconded the motion and roll call vote taken for each.

Roll Call Vote – Multi Use on Same Lot

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

7-aye/0 no. Variance approved.

Roll Call Vote – Commercial Use in AR Zone

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

7-aye/0 no. Variance approved.

PUBLIC COMMENTS FOLLOWING HEARINGS:

Angelo DeFeo Why is there a difference between home and business?

Ron Uzdavinis Planning Board cannot control municipal law; Governing Body is responsible for passing ordinances. This is a common law. Home occupations are allowed. Landscaping is not a permitted use in this zone.

Pam Passick Wanted to know what the intent of the developer of the DOD.

Sandy Collom Future warehouse. Site plan approval would be needed. Property is zoned for warehousing as a permitted use.

Angelo DeFeo Is changing lot lines common?

Ron Uzdavinis Known as lot line adjustment, not creating new lots just reconfiguring lots.

Steve Smith Can’t create a non-conforming lot.

Jennifer Dohner Had trouble hearing the proceedings but it was better when a microphone was used.

Sandy Collom Expected an overflow of audience members so used a different venue.

Arthur Maurizio What is the zone for Gateway Business Park?

Steve Smith IRPA , same for the DOD.

Arthur Maurizio Zak Heiken located in a farm zone?

Melinda Taylor Yes, AR.

Arthur Maurizio Is cold storage warehouse allowed in AR zone?

Sandy Collom Allowed for farming use.

Arthur Maurizio Road was not designed for tractor trailers. Too much noise and fumes.

Sandy Collom Planning Board doesn’t have that oversight.

Pam Passick Loves Salem County; works in Gloucester County. Doesn’t want to see Salem County look like Gloucester County.

Robert List Believes Township selectively enforces regulations.

Ron Uzdavinis Planning Board has not enforcement authority. Ordinances are passed by the Governing Body. Planning Board hears applications for those who want a variance.

Don Walton Want sanitary conditions for landscaping employees to be addressed.

CLOSED TO PUBLIC

NEXT MEETING: Monday, March 22, 2021 Special Meeting – Matrix Salem Land

There being no further business, on motion by Jay Perry, seconded by Tina Nipe all agreed to adjourn the meeting at 8:50 pm.

Melinda Taylor

Secretary