OLDMANS TOWNSHIP

PLANNING BOARD MEETING

June 21, 2021

The Regular Meeting of the Oldmans Township Planning Board was held on June 21, 2021. 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, Rae Walzer. And Barbara Wilson. Also in attendance: Ron Uzdavinis, Planning Board Solicitor, Tom Tedesco, Planning Board Engineer and Brian Slaugh, Professional Planner.

MINUTES OF PREVIOUS MEETINGS: A motion was made by Sue Miller, seconded by Tina Nipe and approved by all those who attended the May 17th regular meeting.

CORRESPONDENCE: New Jersey Planner (March/April edition)

Pilesgrove Township 2021 Master Plan Reexamination and Recommendations Report. This is similar to what the Oldmans Township Planning Board is hoping to do in the near future.

SUBCOMMITTEES:

Economic Continue moving forward with sale of old elementary school.

Environmental Nothing to report at this time.

Farmland Preservation County is currently updating their Farmland Preservation Element. In order to add Oldmans Township into the scope of work, the County Ag Board needs to receive additional funding from the County Commissioners for the added cost to include Oldmans in its revisions.

Master Plan Revision Met this week. Anticipated that will only need one more meeting and will be ready to move on to professional services.

PREVIOUS BUSINESS:

**Resolution 2021-16** Resolution Denying “D” Use Variance Approval to Harry Moore on Application 2021-05 Affecting Property Located at 14 S. Railroad Avenue, Designated as Block 10/Lot 16

One minor change to resolution-changing completeness vote from unanimous (7-0) to five (5) approving completeness and two (2) denying completeness. Steve Smith made a motion to approve, George Bradford seconded and roll call vote was held:

Roll Call Vote:

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

NEW BUSINESS:

**Application 2021-06**

Andrew Oliver & Cassandra Kirk

Block 18/Lot 17.01

Pedricktown-Woodstown Rd.

Minor Site Plan

Adam Telsey, Esquire, represented the applicant.

Sworn In: Steve Cosaboon, P.E., C.M.E., C.F.M. for Sickels & Associates Inc. and Andrew Oliver, Applicant and Property Owner.

Applicant was previously receive approval for a use variance and is now seeking approval for a minor site plan with no bulk variances. The site plan is conforming to Oldmans Township code. The proposed pole barn is set back according to the principal set back requirements of 75’ from rear yard. There will be a small detention basin in the back of the barn to catch runoff from the pole barn area.

Completeness:

The following items were addressed by both Steve Cosaboon and Tom Tedesco: office space in pole barn will be 10’ x 10’ and will only be used by owner, parking space table and lighting (photo metrics) will be added to the site plan. With these proposed changes, Mr. Tedesco recommended declaring the application complete.

Earl Ransome made a motion to approve completeness, Jay Perry seconded and roll call vote was held:

Roll Call Vote:

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 Application deemed complete.

Technical:

Three waivers have been requested by the applicant:

Paved parking area – applicant wishes to use gravel rather than asphalt for paving

Curbing in parking area – no curbing is proposed

Aisle (driveway) width – requesting 10’ rather than 24’.

* Hours of operation are to be 6:00 am – 6:00 pm, Monday through Friday, with some Saturdays.
* Should have five (5) employees.
* Would like to build a 6’ x 12’ lean-to in the back of the pole barn to store a skid steer. The lean-to is not currently on the site plan but will be added to the plans.
* Retention pond (about 1’deep) will be added behind pole barn for stormwater runoff. Will be a slow discharging basin.
* Mr. Cosaboon will add parking space data table to site plans. Currently shows 4 spaces but will add two more.
* Pole barn will have two outdoor building lights; photo metrics are still needed.
* Landscaping will be placed along the front of the pole barn. Mr. Tedesco recommended adding additional landscaping along the driveway bend and to buffer the northern side of the pole barn (4-5 arborvitaes).

Rae Walzer Will there be a restroom?

Andrew Oliver No, can use house bathroom. No plumbing in pole barn.

Rae Walzer Will trucks be parked outside?

Andrew Oliver All parking in barn.

Steve Wilson Requested that no retail business be conducted on the site.

Adam Telsey Willing to add caveat.

Mr. Tedesco stated that applicant still needs both County Planning Board and Soil Conservation approval.

OPEN TO PUBLIC:

Dean Sparks This lot is low in front. Will front of property flood neighbors?

Steve Cosaboon There is a roadside swale at Pedricktown-Woodstown Road. Pole barn doesn’t drain toward road. The house has a large grass area to help reduce stormwater runoff. No anticipated runoff to neighbor.

Adam Telsey Applicant is only responsible for his property’s stormwater runoff.

Steve Cosaboon The drainage pipe is County owned and maintained; can’t be plugged up.

Tom Tedesco Applicant received County driveway permit; Oldmans doesn’t have any requirements of its own.

CLOSED TO PUBLIC

The following conditions were outlined for minor site plan approval:

Lighting

Parking Space

Lean-to (outdoor storage – one piece of equipment)

Comply with Tom Tedesco’s letter

No retail operation allowed on site

Additional Landscaping

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

Roll Call Vote:

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 Application for minor site plan approved.

Both Ron Uzdavinis and Tom Tedesco left the meeting.

Presentation of Draft of Third Round Housing Element and Fair Share Plan; and Spending Plan of the Housing and Fair Share Plan for Oldmans Township by Brian Slaugh, P.P. and A.I.C.P of Clarke Caton Hintz.

The Housing Plan is part of the Master Plan. Oldmans is located in Region 6. Out of 640 total households in Oldmans, 140-150 households already are considered to be low income but those numbers are not counted toward the total amount required by the State. The Township doesn’t have the infrastructure to handle large developments—no sewer and limited water. Affordable housing could be apartments or multi-family. Township would be required to have 65-90 units of low income housing.

While there are large areas within Oldmans that are either in flood plains or wetlands, a vacant land adjustment did not appear to be a viable solution to Oldmans affordable housing requirement numbers. The Township Committee has been considering filing a Durational Adjustment stating the housing obligation cannot be met. Currently the Township has a zero (0) requirement for offering rehabilitation of low income/substandard housing, but the affordable housing trust fund could be used for rehabilitation.

Prior round of affordable housing requirements (1987-1999) stated Oldmans had to have 183 affordable housing units. The current round (1999-2025) states that Oldmans must have 303 total affordable housing units which is not a fair ratio when the municipality only has 640 households currently. The municipality will negotiate with the Fair Share Housing Center to prepare an Affordable Housing Plan for submission to the court. Next round will be in 2025.

If a developer were to come into Oldmans to build affordable housing in large numbers, the developer would still have to receive approval from the DEP to build a sewer treatment facility and water towers. It may be cost prohibitive for a developer to come to Oldmans for large scale projects, not cost effective.

Some other avenues toward affordable housing would be for the Market to Affordable program. The municipality would purchase an abandoned/deteriorated home, fix it up with funds from the affordable housing trust fund and sell to low or moderate income household. The house would be deed restricted for thirty (30) years as affordable housing.

Another source of affordable housing would be a group home. Each bedroom in a group home is counted as an affordable housing unit. The municipality would not have to purchase or fund a group home through the affordable housing trust fund to be counted as affordable housing. The operator of the group home has to fill out a survey for COAH credit.

The Township will have to keep the required affordable housing number of 303 in their affordable housing plan, even though the number is not attainable. The municipality could write in an objection of the number.

Earl Ransome wanted to know how the numbers in the different tables within the affordable housing element were based as they are projections. Mr. Slaugh stated the numbers were based on history and what appeared to be realistic.

Jay Perry questioned that is a developer wanted to come to Oldmans to build affordable housing to exceed 300 could that be allowed. Mr. Slaugh stated that the infrastructure would have to accommodate a large development. Certain criteria would have to be met. The development would have to offer unrestricted as well as some affordable to be considered “inclusionary.”

Income level is indexed and reset every year by the Affordable Housing Association.

The next step for the Planning Board would be to hold a public hearing with public notice on the Affordable Housing Plan.

Rae Walzer wanted to know what criteria needs to be met to determine if a house should be purchased by the municipality and fixed up. Mr. Slaugh stated that a deteriorated house in a neighborhood that is for sale could qualify. There would be a waiting list of potential homeowners that have been qualified as low-moderate income.

Some affordable housing can be just for seniors, but only a certain percentage of the grand total. Skilled nursing homes do not qualify as affordable housing. Assisted living partially counts toward affordable housing (up to 10% of the beds). Assisted living could be for seniors or non-seniors.

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

Melinda Taylor

Secretary