OLDMANS TOWNSHIP

PLANNING BOARD MEETING

November 15, 2021

The Regular Meeting of the Oldmans Township Planning Board was held on November 15, 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, Anthony Musumeci, Jay Perry, Earl Ransome, Steve Smith, Mike Tuturice, Melinda Taylor and Rae Walzer.

MINUTES OF PREVIOUS MEETINGS: A motion was made by Steve Smith, seconded by Earl Ransome and approved by all those who attended the October 18, 2021 regular meeting.

CORRESPONDENCE: None.

SUBCOMMITTEES:

Economic Nothing to report.

Environmental Nothing to report.

Farmland Preservation

Melinda Taylor reviewed the County’s proposed ADA (Agriculture Development Area) and an update from Alaimo Group (farmland preservation planner). The County is only proposing farmland preservation up to Route 295. A letter was sent to the County Ag Board, County Planning Board, County Commissioners and State Ag Board requesting consideration of farmland preservation up to and including Pennsville-Pedricktown Road. The County Ag Board will be voting on the County farmland preservation plan the first week in December.

NEW BUSINESS:

**Resolution 2021-20** Amended Resolution Granting Minor Subdivision Approval for PLDCF Redevelopment Agency, Inc., Application 2021-01, Affecting Property at US Route 130 and Artillery Avenue, Known as Block 45/Lots 5.01, 5.06 and 5.09

Bob Washburn, Esquire for Flaster/Greenberg P.C., represented PLDCF Redevelopment Agency. The original approval (Resolution 2021-12) for the reconfiguration of 3 lots had a condition whereby the deed could not be recorded until the project received final approval. The project has only received preliminary approval. Flaster/Greenberg is requesting an amendment to the approval to remove the condition for final approval in order to record the deed. Ron Uzdavinis, Solicitor for Oldmans Planning Board, has reviewed the request and was in agreement with the change. The minor subdivision will be recorded via deed.

George Bradford made a motion to approve, Anthony Musumeci seconded and a roll call vote was taken:

George Bradford Yes

Sandy Collom Yes

Anthony Musumeci Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

Mike Tuturice Yes

9-aye/0-no Resolution approved.

OLD BUSINESS:

**Affordable Housing:** Third Round Housing Element and Fair Share Plan

The element was previously sent via e-mail to the Board members for review. The requested changes from the last meeting were included in the revised in the final version. No additional changes were necessary.

Oldmans Township Committee Ordinance 2021-11

Amending Chapter 30 of the Township Code to Address the Affordable Housing Requirements of NJ

This ordinance was introduced at the November 10th Township Committee meeting. The purpose is to make minor changes to the wording for the Affordable Housing Finance Officer (Diane Bowman) and the Municipal Affordable Housing Officer (Melinda Taylor). Public hearing will be December 8th.

Oldmans Township Committee Ordinance 2021-12

Amending Chapter 110 of the Township Code to Address the Affordable Housing Requirements of NJ

This ordinance was introduced at the November 10th Township Committee meeting. The purpose is to align the municipality’s affordable housing program with the current State requirements. Public hearing will be December 8th.

**Resolution 2021-21**  Adoption of Housing Element and Fair Share Plan

Sandy Collom made a motion to approve, Rae Walzer seconded and a roll call vote was taken:

George Bradford Yes

Sandy Collom Yes

Anthony Musumeci Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

Mike Tuturice Yes

9-aye/0-no Resolution approved.

**Redevelopment Study of Oldmans Landfill**

This study is to declare the Oldmans landfill located on Pedricktown-Woodstown Road as an area in need of redevelopment. This will allow the Township to consider solar on the landfill. A solar company has expressed interest in leasing the land for solar; Oldmans would continue to be the owner of the landfill. A public hearing for the study will be held at the December 20th Planning Board meeting. Jay Perry wanted to know if the ground at the landfill could support footings for solar. There was also discussion about the involvement of the NJ DEP.

There being no further business, Jay Perry made a motion to adjourn, Steve Smith seconded which was agreed to be all to adjourn at 7:50 pm.

Melinda Taylor

Secretary