OLDMANS TOWNSHIP

 PLANNING BOARD MEETING

May 16, 2022

The Regular Meeting of the Oldmans Township Planning Board was held on May 16, 2022. The meeting was called to order by Chairman Sandy Collom at 7:07 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: Sandy Collom, Dan Daly, Sue Miller, David Murphy, Tina Nipe, Jay Perry, Steve Smith, Dean Sparks, Mike Tuturice, Rae Walzer, Barbara Wilson and Melinda Taylor.

Professionals: Ron Uzadavinis, Esquire and Tom Tedesco, PPE.

MINUTES OF PREVIOUS MEETINGS: A motion was made Steve Smith, seconded by Tina Nipe and approved by all those who attended the February 15, 2022 Regular Meeting and Executive Meeting.

CORRESPONDENCE: Legal Notice of Declaratory Action and Motion Before the Superior Court of New Jersey for Temporary Immunity from Mount Laurel Lawsuits – The Township is in the process of updating the Affordable Housing Element of the Master Plan. Due to lack of infrastructure, public water and sewer, the Governing Body is requesting a durational adjustment from the Court.

SUBCOMMITTEES:
Economic Development Nothing to report.

Environmental Nothing to report.

Farmland Preservation Salem County Ag Board approved the updated Farmland Preservation Element which now needs the approval of the Commissioners. Oldmans Township was granted approval to preserve farms up to Route 295.

NEW BUSINESS:

Application 2022-01

Michael String

Block 19/Lot 12

330 Pedricktown-Woodstown Rd.

Use Variance

Recused: Mayor Dean Sparks and Deputy Mayor David Murphy both left the room.

Attorney Representation for Applicant: William Horner, Esquire

Sworn In: Michael String, Applicant.

Mr. String owns and operates a landscaping business which was previously granted approval for a variance by the Planning Board. He would like to add an addition to his existing commercial building, but for agriculture purposes. The applicant has requested a waiver for site plan review as well as additional checklist waivers.

Currently the commercial building is used for maintenance of equipment. Mr. String has expanded his farming by recently acquiring additional acreage and now owns approximately 100 acres. He needs more space to house his agriculture equipment such as sprayers and grain trailers. Some of the building will continue to be used as commercial to service the landscaping equipment, as well as agricultural purposes.

Exhibit A-1 Photo of property from Pedricktown-Woodstown Road

Exhibit A-2 Photo of property from Pennsville-Auburn Road

The proposed addition will be 68’ x 56.’ There is still an office in the building but no living area. No additional parking will be needed. The addition is for agricultural use, and limited business use. No additional employees will be using the space. Currently employs 11 people.

Completeness: Mr. Tedesco, Planning Board Engineer, recommended that the application be deemed complete. Steve Smith made a motion to deem the application complete, Sandy Collom seconded and roll call vote was held:

Sandy Collom Yes

Susan Miller Yes

Tina Nipe Yes

Jay Perry Yes

Steve Smith Yes

Mike Tuturice Yes

Rae Walzer Yes

7-aye/0-no Application deemed complete.

Technical: All set back requirements have been met. No landscaping or lighting is required. Current well and septic are acceptable.

The large barn on the property is used for agriculture purposes such as storing hay and straw, tractors and cut harrows.

Open for Public Hearing – no comments from the audience.

Jay Perry made a motion to approve the application with waiver of site plan and submission waivers, Steve Smith seconded and a roll call vote was held.

Sandy Collom Yes

Susan Miller Yes

Tina Nipe Yes

Jay Perry Yes

Steve Smith Yes

Mike Tuturice Yes

Rae Walzer Yes

7-aye/0-no Application approved.

There being no further business, Jay Perry made a motion to adjourn, Tina Nipe seconded which was agreed to by all to adjourn at 7:30 pm.

Melinda Taylor

Secretary