OLDMANS TOWNSHIP

PLANNING BOARD MEETING

September 19, 2022

A meeting of the Oldmans Township Planning Board was held on September 19, 2022. 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: Sandy Collom, Dan Daly (7:20), Sue Miller, David Murphy, Tina Nipe, Steve Smith, Dean Sparks, Rae Walzer and Melinda Taylor.

Professionals: Ron Uzdavinis, Solicitor and Tom Tedesco, Professional Engineer.

MINUTES OF PREVIOUS MEETINGS: A motion was made Steve Smith, seconded by Tina Nipe and approved by all those who attended the August 1, 2022 meeting.

CORRESPONDENCE: Public Notice from Carneys Point Planning Board – Kelly Logistics Park Cassady Road Stand/Farm Stand Project

SUBCOMMITTEES:

Economic Development Nothing to report at this time.

Environmental Nothing to report at this time.

Farmland Preservation Nothing to report at this time.

PREVIOUS BUSINESS:

**Resolution 2022-15** Granting “D” Use Variance Approval and Waiver of Site Plan Approval to Pierson Marina LLC on Application 2022-03 for Property on US Route 130 Designated as Block 1, Lot 10

Steve Smith made a motion to approve, Sandy Collom seconded and roll call vote was taken.

Roll Call Vote:

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Steve Smith Yes

Melinda Taylor Yes

5-aye/0-no Resolution was approved.

NEW BUSINESS:

Informal Presentation - Conceptual

D2 Oldmans, LLC

Block 28/Lot 30.01

185 Straughns Mill Road

“Former Truck Stop”

Ron Uzdavinis, Solicitor for Planning Board, outlined the role of the Planning Board in regard to the conceptual presentation. Emily Givens, Solicitor, represented D2 Oldmans, LLC in the “truck stop” presentation. D2 has signed a long term lease with the property owner.

Kyle Humphreys, PE for D2, presented five (5) conceptual plans to the Planning Board.

Concept #1 Convenience store with gas station. Utilizing already developed site and existing driveway.

Concept #2 Truck trailer parking using existing pavement and existing driveway

Concept #3 Truck parking for freezer trailers (123). Need power generator for cold storage trailers.

Concept #4 Small warehouse (65,000 sq. ft.) with loading docks. Separate truck entrance and separate car entrance. Will need a new entrance for the cars.

Concept #5 Maintenance building to service trucks and trailers utilizing existing pavement.

Tom Tedesco reminded D2 that a letter from the NJ DOT would be needed in regard to Oldmans Airport.

Dan McGreevy, Executive Vice President for D2 spoke about projects that are currently working on in the area. Believes truck stop property is in need of remediation. Property is under lease (more than fifty years); D2 controls the property. Property owner not willing to sell.

If a convenience store is the approved end use, D2 would sublease the store to a company such as Wawa. If the area will be used for truck parking only, it is anticipated that the parking will be utilized by that site only and not for overflow from the project across the street. D2 is currently working on a Planning Board application for property across the street from the truck stop. The truck stop was declared a Redevelopment Zone in 2016. There is no Redevelopment Plan on the books for the airport and/or truck stop. D2 would like the municipality to prepare a Redevelopment Plan.

OTHER BUSINESS

Township Committee and Planning Board were recently served a lawsuit from Oldmans Airport regarding cutting trees on privately owned property which allegedly interfere with airport operations. No money damages are being sought by the Airport, but the so-called “mandamus” action seeks to have the defendants invoke/enforce ordinances allegedly requiring municipal action regarding the tall trees and other existing improvements near the airport. Judge will determine course of action.

EXECUTIVE SESSION:

Rae Walzer made a motion to enter Executive Session, Steve Smith seconded and all agreed.

Stormwater Training by Planning Board Engineer Tom Tedesco. The State changed Oldmans Township from Tier B to Tier A which requires much more stormwater management engagement from the municipality. Mr. Tedesco reviewed the new Tier A requirements with the Planning Board.

There being no further business, Dean Sparks made a motion to adjourn, Rae Walzer seconded which was agreed to by all to adjourn at 8:05 pm.

Melinda Taylor

Secretary