OLDMANS TOWNSHIP

PLANNING BOARD MEETING

November 21, 2022

A meeting of the Oldmans Township Planning Board was held on November 21, 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, Sue Miller, David Murphy, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, Dean Sparks, Mike Tuturice, Rae Walzer, Barbara Wilson and Melinda Taylor.

Professionals: Louis Cappelli, Jr., Conflict Solicitor, Joseph Raday, Conflict Professional Engineer and Donna Miller, Professional Planner.

MINUTES OF PREVIOUS MEETINGS: A motion was made Steve Smith, seconded by Tina Nipe and approved by all those who attended the October 17. 2022 meeting.

Announcement was made by Chairperson Collom stating application for D2 Penny Run for property located at Block 29.01/Lot 14 Straughns Mill Road, has been postponed to the December 19, 2022 Planning Board meeting.

CORRESPONDENCE: None

SUBCOMMITTEES:

Economic Development Nothing to report.

Environmental Nothing to report.

Farmland Preservation Dean Sparks spoke with Joe Augustyn. Still waiting to hear from the State. Farmland Preservation Element was submitted to the State in September of this year. The State hopes to have preliminary comments available in December.

PREVIOUS BUSINESS:

**Resolution 2022-18** Granting Bulk Variance Approval to The Lamb Cooperative, Inc. for Signage on Property Known as Block 29, Lot 6.01

Steve Smith made a motion to approve, Earl Ransom seconded and roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

David Murphy Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

9 aye/0-no Resolution approved.

**Resolution 2022-19** Memorializing Adoption of the Master Plan Reexamination Report of November, 2017

Mr. Cappelli suggested removing one sentence in the report that spoke to amending the Master Plan. The 2017 reexamination did not change the Master Plan, so there was no amendment. Sandy Collom made a motion to approve, Jay Perry seconded and a roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

David Murphy Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

9 aye/0-no Resolution approved.

NEW BUSINESS:

**Application 2022-06** Use Variance, Building Height Variance & Bulk Variance

Knight Owl Holdings III, LLC

Knight Owl Holdings V, LLC

Block 13/Lots 6 & 7

Block 28/Lots 11-21, 21.01,

23, 24, 29, 30, 31-34, 38 & 39

Completeness

**Application 2022-07** Use Variance, Building Height Variance & Bulk Variance

Knight Owl Holdings VI LLC

Block 42/Lots 19, 19.01 & 20

Pennsville-Auburn Road

Completeness

Clint Allen, Esquire for Archer & Greiner, represented the applicant(s). Neither application was determined to be complete per the Planning Board’s engineer and planner. Documentation in response to the Planning Board’s engineer and planner letters was received today, November 21st in the afternoon which did not allow sufficient time for review.

Mr. Allen questioned #30 on the application checklist (location of existing wells and septic systems, if applicable). He also requested that both applications be presented to the Planning Board for completeness at the December Planning Board meeting. Mr. Cappelli stated that the Board professionals need time to review the recently submitted material.

There being no further business, Tina Nipe made a motion to adjourn, David Murphy seconded which was agreed to by all to adjourn at 7:15 pm.

Melinda Taylor

Secretary