OLDMANS TOWNSHIP

PLANNING BOARD MEETING

December 19, 2022

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

Professionals: Ron Uzdavinis, Solicitor; Tom Tedesco, Engineer; Wade Phillips, Conflict Solicitor; Joseph Raday, Conflict Engineer and Brian Slaugh, Professional Planner.

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 January 17, 2023

Planning Board meeting to be located at the Oldmans Township Elementary School.

MINUTES OF PREVIOUS MEETINGS: A motion was made Steve Smith, seconded by Tina Nipe and approved by all those who attended the November 21, 2022 meeting.

CORRESPONDENCE: None

SUBCOMMITTEES:

Economic Development Nothing to report at this time.

Environmental Nothing to report at this time

Farmland Preservation Mr. Sparks stated that the State has completed their review and returned the draft with comments requesting revisions.

PREVIOUS BUSINESS: None

NEW BUSINESS:

**Application 2022-10** Bulk Variance – Pool

August and Cristy Ambrosius

Block 35/Lot 19.02

159 Perkintown Rd.

Sworn in: Cristy Ambrosius. There is not enough room in the backyard to install a pool so she is requesting a variance to place the pool in the side yard.

Tom Tedesco – Completeness: Applicant submitted a sketch instead of a survey; requesting a waiver. Mr. Tedesco deemed the application complete.

Steve Smith made a motion to deem the application complete, Sandy Collom seconded and a roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

David Murphy Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Rae Walzer Yes

9 aye/0-no Application deemed complete.

There will be a fence around the proposed inground pool. The pool will be 40’ off the neighbor’s property line and 77+ feet off the road. The fence will be approved by the zoning officer when plans are submitted.

Tom Tedesco – Technical: Oldmans Code 110-39A states pools can only be in backyard and must be a minimum of fifteen feet off the property line. Proposed pool is 40’ off the line. Mr. Tedesco suggested a buffer, either a privacy fence or shrubs. The pool fence will be a security fence, black aluminum 54” tall. Property owner will be using current outside lights on existing house and patio. There is nothing in the backyard at this time. Pool will be 25’ x 12’.

Public Hearing No comments were made.

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

Sandy Collom Yes

Sue Miller Yes

David Murphy Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Rae Walzer Yes

9 aye/0-no Application approved.

Ron Uzdavinis, Solicitor and Tom Tedesco, Engineer were recused from the remainder of the meeting. Wade Phillips, Solictor; Joe Raday, Engineer and Brian Slaugh, Planner represented the Planning Board for the next two applications.

**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

Clint Allen, Esquire, represented the applicant. Correspondence was received from Mr. Raday, as well as Mr. Slaugh stating the applications could be deemed complete.

Mr. Raday reviewed his letter with the Board. The following waivers were requested:

#38 Structures of historical significance within 200’

#50 Proposed sign type & location

#60 Proposed signs

Mr. Raday recommended approval of the waivers and the application be deemed complete.

Mr. Slaugh reviewed his letter with the Board. Originally seven items were missing for his review but now all missing items have been received; recommending deeming the application complete based on the checklist. The Planning Board will have 120 days to make a decision on technical (April, 2023).

Sandy Collom asked if the applicant had applied to the NJ DOT Aeronautics Division for approval. Mr. Allen responded that Knight Owl has not applied yet, waiting for approval.

Sandy Collom made a motion to deem the application complete, Tina Nipe seconded and a roll call vote was taken.

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

7 aye/0-no Application deemed complete.

**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

Mr. Slaugh stated that a total of 27 site photographs would have been required to be submitted; he believes a sufficient number of photos were submitted. The application can be deemed complete.

Mr. Raday reviewed his letter with the Board. The following waivers were requested:

#38 Structures of historical significance within 200’

#50 Proposed sign type & location

#60 Proposed signs

Mr. Raday recommended approval of the waivers and the application be deemed complete.

Tina Nipe made a motion to deem the application compete, with the waivers, Earl Ransome seconded and a roll call vote was taken.

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

7 aye/0-no Application deemed complete.

There being no further business, Tina Nipe made a motion to adjourn, Steve Smith seconded which was agreed to by all to adjourn at 7:40 pm.

Melinda Taylor

Secretary