OLDMANS TOWNSHIP

PLANNING BOARD MEETING

December 18, 2023

A meeting of the Oldmans Township Planning Board was held on December 18, 2023. The meeting was called to order by Chair Sandy Collom at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: Sandy Collom, Sue Miller, Mike Tuturice, Steve Wilson, Earl Ransome, William Ferrell Jr., David Murphy, Theresa DeSanto, Hobie Medford, and Melinda Taylor.

Professionals: Michael Ierino, Solicitor for Florio Perrucci

Brian Slaugh, PP for Clarke Caton & Hintz

**Resolution 2023-22** Executive Session – Litigation Update (7:00 pm)

David Murphy made a motion to approve, William Ferrell seconded and all agreed.

SUMMARY: 7:25 pm

Discussed status of two lawsuits – D2 Penny Run and Knight Owl Holdings.

MINUTES: September 18, 2023 Regular Meeting

September 18, 2023 Executive Meeting

Sue Miller made a motion to approve, Theresa DeSanto seconded and all agreed.

CORRESPONDENCE: New Jersey Planner July/August Edition

New Jersey Planner September/October Edition

SUBCOMMITTEES:

Economic NJ Turnpike is going to rebuild both truck stops in Oldmans Township.

Environmental Nothing to report at this time.

Farmland Preservation December 14, 2023 Minutes – Oldmans Twp. Agriculture Advisory Board

The Ag Board met with Brian Slaugh and Katie Massello to review the draft of the Farmland Preservation Plan to be sent to the SADC. The Ag Board will meet again in January to continue the work. The Plan will meet all the SADC requirements.

NEW BUSINESS Draft Reexamination Report of the Master Plan by Brian Slaugh of Clarke Caton & Hintz

The Planning Board examined the Master Plan in 2017 but the report was not adopted until later. Now a full reexamination is being conducted bringing in the new state requirements. There are six elements that the reexamination report must consider. The Master Plan must be reexamined every ten (10) years. The Reexamination Report does not set policy, the Master Plan does that.

Mr. Slaugh reviewed with the Board the previous goals as stated in the 2017 reexamination, any new state requirements since 2017 and what the Board would like to consider as goals for the future. There is no timetable on adopting the different goals/elements since funds need to be available in the budget.

There was discussion about the possibility of considering warehousing as an accessory use, rather than a primary use, and encourage more industrial development which would bring in less traffic. To change the Master Plan, the Township’s Land Use Element would need to be revised. A public hearing is required. The Master Plan is adopted by the Planning Board. Any zoning ordinances are adopted by the Township Committee.

Currently the Township is in the last stages of having the Affordable Housing Element approved. The Township requested a durational adjustment from the Court since Oldmans lacks the necessary infrastructure to meet the affordable housing requirements.

The possibility of a Circulation Element was discussed. Currently there are no designated bike trails in Oldmans. The Township might consider off-street transportation (pedestrian and bike) in a joint venture with the County to tie in better pathways to points of interest such as the municipal building or school. Most of the roads in Oldmans are county owned.

Superstorm Sandy brought on changes through the State legislature that now must be considered in a Master Plan such as stormwater management and water quality management planning.

Energy is also a new requirement from the State for inclusion in the Master Plan, such as wind energy, solar energy, and electric vehicle charging stations, as well as the environmental impact flooding.

The Board reviewed the recommendations for goals, Master Plan and land development regulations. Some of the goals are currently in process such as farmland preservation and affordable housing. Other goals would need to start from the beginning. There are some outside agencies that might be able to assist in either writing the element or assist in grant applications to help fund an element for the Master Plan.

The next step for the Reexamination Report is to adopt at the January Planning Board meeting. A revised version will be supplied to the Board based on the recommended changes that were discussed in the meeting.

Open to the Public

Keith Walton Would like to keep well head protection in the Master Plan.

Questioned about rezoning the airport, would that stand up?

Brian Slaugh The airport hazard area would be removed since the airport is closed. Currently the airport is CI but the zone could be changed.

Keith Walton Questioned the Water Quality Management Plan and how it would affect future development in Oldmans as it was presented at the Township meeting earlier in the month.

Brian Slaugh A Utility Plan Element may address sewer needs. The municipality would have to enter into a local agreement with another municipality to have sewer in Oldmans.

Melinda Taylor The State has requested that the Gateway Business Park expansion be included in the Lower Delaware Wastewater Quality Management Plan. This is for paperwork clean up only for the former Sorbello property and not an expansion of sewer in Oldmans.

Steve Baker Wanted to know what areas are considered redevelopment areas.

Brian Slaugh Former Camp Pedricktown and Gateway Business Park. The Governing Body determines the redevelopment areas utilizing the Planning Board.

Tony Carassai Will the reexamination report be available to the public?

Melinda Taylor Only have a draft of the report now.

Brian Slaugh The adoption of the Reexamination Report has to happen first before any changes to the land use ordinance can be considered.

CLOSED TO PUBLIC

There being no further business, David Murphy made a motion to adjourn, Sue Miller seconded which was agreed to by all to adjourn at 8:55 pm.

Melinda Taylor

Secretary