OLDMANS TOWNSHIP

PLANNING BOARD MEETING

May 20, 2024

A meeting of the Oldmans Township Planning Board was held on May 20, 2024. The meeting was called to order by Chairperson Sandy Collom at 7:00 pm. This meeting was held in compliance with the Sunshine Law.

Members Present: Sandy Collom, Earl Ransome, Mike Tuturice, Rae Walzer, Steve Wilson, Theresa DeSanto, Hobie Medford, Rick Verdecchio and Melinda Taylor

MINUTES: April 15, 2024

Mr. Verdecchio made a motion to approve, Mr. Ransome seconded and all agreed.

CORRESPONDENCE: NJ Planner – March/April 2024

SUBCOMMITTEE APPOINTMENTS:

Economic Development Nothing to report at this time.

Environmental Nothing to report at this time.

Farmland Preservation Plan has been submitted to the SADC for their review. Oldmans is their fifth plan to review for this year. Additionally, the SADC is working on revising the appraisal process which is anticipated to take the remainder of the year.

NEW BUSINESS:

PLDCF, LLC

Block 45/Lots 5.04 & 5.08

Former Camp Pedricktown

US Route 130 & Artillery Avenue

Minor Subdivision/Lot Line Adjustment

Frank Wisniewski, Esquire for Flaster Greenberg, represented the applicant. The applicant is requesting a lot line adjustment for lots 5.04 (make smaller) and 5.08 (to exceed 2 acres). The property was formerly owned by the Township. No variances or waivers are required for this application. The application has also been submitted to the County Planning Board for their approval. The applicant intends to demolish the small block building (approximately 10’ x 10’) that is situated in the corner of the lot. The future goal is to expand the size of the current warehouse.

Completeness

Per Mr. Tedesco’s request, site photos and wetlands delineation were both submitted. Mr. Tedesco recommended the application be deemed complete.

Technical

Sworn in: Teal Jeffris, PE, CME, CDT, Jefferis Engineering.

The applicant has agreed to extend the utility easement to the back of the property and will not abut the Army Corp of Engineers property. The access easement will remain.

Michael Ierino, Solicitor for Oldmans Planning Board, stated that the application is making the non-conforming lot better rather than worse. Concurred that no variances are required. Two conditions were recommended to be included in the approval: 1. Demolition of the small block building and 2. Subject to County Planning Board approval.

Mike Tuturice made a motion to approve the application, Rick Verdecchio seconded and a roll call vote was taken:

Sandy Collom Yes

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Melinda Taylor Yes

Theresa DeSanto Yes

Hobie Medford Yes

Rick Verdecchio Yes

9-aye/0-no Application approved.

There being no further business Steve Wilson made a motion to adjourn, Theresa DeSanto seconded which was agreed to by all to adjourn at 7:16 pm.

Melinda Taylor

Secretary