OLDMANS TOWNSHIP

PLANNING BOARD MEETING

December 16, 2024

A meeting of the Oldmans Township Planning Board was held on December 16, 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, Sue Miller, Earl Ransome, Mike Tuturice, Rae Walzer, Stephen Wilson, David Murphy, Theresa DeSanto, Rick Verdecchio and Melinda Taylor

MINUTES: November 18, 2024 Regular Meeting

November 18, 2024 Executive Meeting

Theresa DeSanto made a motion to approve, Rick Verdecchio seconded and all agreed.

CORRESPONDENCE: New Jersey Planner (September/October 2024)

Article related to the 2024 changes to affordable housing.

SUBCOMMITTEES:

Economic Development Nothing to report.

Environmental Nothing to report.

PREVIOUS BUSINESS:

Resolution 2024-15 Granting “C” Bulk Variance Approval to John Melleady for Construction of a Single Family Dwelling on Property Located at 33 S. Railroad Avenue, Block 11/Lot 10

Earl Ransome questioned the need for two items in the resolution: the non-residential development fee and the requirement for a performance bond. Melinda Taylor stated the development fee is required for the construction of a single family dwelling but the Townshp has not required a performance bond for one dwelling in the past. Mr. Ransome made a motion to approve with changing the resolution to reflect that the performance bond would not be required. Sandy Collom seconded and a roll call vote was held:

Sandy Collom Yes

Sue Miller Yes

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Melinda Taylor Yes

David Murphy Yes

8-aye/0-no

Brian Slaugh, Planner – Clarke Caton & Hintz

Preliminary Draft of the New Jersey State Development and Redevelopment Plan

The State has included the same planning area definitions as were in the prior plan. The intent of the plan is to plan the growth of each municipality, county and state. The prior plan was missing infrastructure considerations such as water treatment systems. This plan is part of the cross acceptance process with the County. The County is aware of the acceptance process and is working on funding to work with the municipalities. The policy map is missing in the draft Development/Redevelopment Plan that was recently released. The 2000 plan wanted more growth but attitudes have changed since then regarding commercial growth. The movement is now toward more farmland preservation. The process would be as follows;

1. Release of preliminary development/redevelopment plan (done)
2. Work with the County on cross acceptance
3. Planning Board could establish a subcommittee to work with County
4. Submission of revised development/redevelopment plan
5. Calculate cost to implement development plan
6. Acceptance of plan

Affordable Housing Update

Fourth round passed March, 2024. Methodology of calculating bonus credits changed. Oldmans still has the durational adjustment in place due to lack of available infrastructure. NJ DEP created a new ruling, “permit by rule,” for projects up to 20,000 gallons/day for wastewater treatment. Up from 2,000 gallons/day use. The governing body can now sign off on the permit up to 20,000 gallons/day.

Other fourth round differences include 1. Municipality must tell the DCA what number of units will be accepted by the municipality and how that number was calculated and 2. There is now a dispute resolution program which is overseen by a 7 member judiciary made up of retired judges.

The DCA listed Oldmans as having zero rehabilitation needs but need 84 additional units of new construction within the next ten years. The entire Region 6 was given the need of 1,900 units.

Timeline:

* By January 31, 2025 – Governing Body must approve a resolution accepting the numbers and the resolution must be filed within 48 hours of approval or lose immunity for builder’s remedy lawsuits. Oldmans will be holding a special meeting in January to discuss.
* February, 2025 – Challenges can be made against municipalities by developers and/or affordable housing groups who do not agree with the municipality’s number.
* March, 2025 - The 7 judges will hear the disputes referenced above.
* June 30, 2025 – Municipality must submit a new Fair Share Housing and Spending Plan, and a draft ordinance. Oldmans current plan is only three years old; will just need updating.

There is pending legislation to address land that has been counted as vacant and buildable which is really vacant but not buildable due to environmental constraints such as a superfund site and in a flood hazard area. Wetlands and steep slopes are already accounted for.

Master Plan

The re-examination of the Master Plan is next due 2034. Mr. Slaugh recommended the Planning Board work on the Land Use Plan which would include a portion about climate considerations which is now required by state law. The Housing Plan expires in 2035 which relates to the municipality’s zoning districts. The Housing Plan will be examined as part of the Affordable Housing Plan. Mr. Slaugh will provide budgetary numbers for completion in 2025. The Affordable Housing Plan can be funded through administrative costs of the Spending Plan. The Board supported Mr. Slaugh that his firm will work on the Affordable Housing Plan which is due by the end of June and then will commence work on the Land Use Element.

There being no further business, David Murphy made a motion to adjourn, Steve Wilson seconded which was agreed to by all to adjourn at 8:40 pm.

Melinda Taylor

Secretary