OLDMANS TOWNSHIP

PLANNING BOARD MEETING

November 18, 2024

A meeting of the Oldmans Township Planning Board was held on November 18, 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, Jeff Moore, Theresa DeSanto, Rick Verdecchio and Melinda Taylor

MINUTES: October 21, 2024 Regular Meeting

Theresa DeSanto made a motion to approve, Steve Wilson seconded and all agreed.

CORRESPONDENCE: Woolwich Twp – Public Notice regarding expanding cannabis business.

SUBCOMMITTEES:

Economic Development Nothing to report.

Environmental Nothing to report.

Farmland Preservation Review of October 22, 2024 Minutes. Still waiting for the State to approve Oldmans Farmland Preservation Plan.

NEW BUSINESS:

Application 2024-04

Applicant: John Melleady

Owner: Matthew McBride

Block 11/Lot 10

33 S. Railroad Ave.

Variance - Hardship

Adam Telsey, Esquire, represented the applicant. John Melleady was sworn in. Mr. Melleady wishes to build a single family dwelling on a non-conforming lot (size):

Minimum Required Lot Size: 10,000 sq.ft. Current Lot Size: 8,276 sq.ft.

Minimum Lot Frontage: 100 feet Current Lot Frontage: 44 feet

Minimum Lot Width: 100 fee t Current Lot Width: 68 feet

A picture was distributed of a sample of the type of house that could be built on the lot which showed a two-story house, 3 bedroom, 2.5 bath house which is 24 feet wide. No setback variances are require; all setbacks to code. The lot size is a pre-existing condition. The applicant is a builder who may inhabit the house himself or may sell the house. He anticipates the fair market value of the home to be approximately $300,000.

Completeness: Tom Tedesco was sworn in. The proposed house has Salem County Dept. of Health septic approval for a three bedroom house. Mr. Tedesco would like additional information regarding stormwater runoff. Mr. Telsey requested that the submission of a grading plan be a condition of the approval. Sandy Collom made a motion to declare the application complete, Steve Wilson seconded and a roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Melinda Taylor Yes

David Murphy Yes

Jeff Moore Yes

9-aye/0-no Application deemed complete.

Technical: Mr. Tedesco wanted to lot width to be changed on the survey to reflect the setback line which would be 62 feet, not 68 feet. Also requested a grading plan to review stormwater runoff in order to protect the neighbor’s property. Applicant must apply to the County for permission to build a driveway on S. Railroad which is a county road.

David Murphy Application states no water available but believes public water is available through New Jersey American Water.

Adam Telsey Mistake on the application.

Tom Tedesco Will review septic plans to see if a well or public water was used for the approval.

Earl Ransome Wanted clarification of the hardship.

Adam Telsey Configuration of the lot makes the property too narrow and smaller lot size. Proposed use will not exacerbate the current property conditions. Do not need any variances for setback distances; all setbacks are conforming. A single family home is a permitted use and many lots in the area are undersized.

Melinda Taylor Asked for confirmation that the neighbor’s shed is not on the property in question.

John Melleady Cars will be removed.

Melinda Taylor Requested square footage of proposed house.

John Melleady Proposed house will be 1,250 square feet.

OPEN TO PUBLIC No comment.

CLOSED TO PUBLIC

Sandy Collom Requested summary of positive criteria.

Adam Telsey Layout of existing lot will not exacerbate the current lot conditions. A single family house is a permitted use. The lot size is consistent with the neighborhood.

Michael Ierino C-1 Variance is for hardship which requires showing of hardship criteria as well as proof of negative criteria, i.e., not a substantial detriment to public good or zoning plan.

Adam Telsey The lot is under contract to purchase.

Sandy Collom made a motion to accept the submitted documents, Theresa DeSanto seconded

and a roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Melinda Taylor Yes

David Murphy Yes

Jeff Moore Yes

9-aye/0-no

Michael Ierino summarized the application:

* VC (village commercial) zone
* Single family dwelling permitted use
* Septic approval has been granted
* Requesting a C-1 (hardship) bulk variance for lot size, lot frontage and lot width.
* Applicant met hardship requirements
* Negative criteria – no detriment to public good, no impairment to zoning ordinance

If approved the following conditions would be required:

* Revised drawings to be submitted changing the lot width
* Review of septic approval by Tom Tedesco
* County approval for driveway

Steve Wilson made a motion to approve, Theresa DeSanto 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

Jeff Moore Yes

9-aye/0-no Application approved.

PREVIOUS BUSINESS:

Chapter 110 “Land Use” Synopsis will be reviewed at the December meeting. Melinda Taylor will request Brian Slaugh to attend a Planning Board meeting to discuss the proposed changes.

EXECUTIVE SESSION:

**Resolution 2024-14**  Executive Session – Litigation Update (7:35 pm)

Sandy Collom made a motion to approve, Steve Wilson seconded and all agreed.

There being no further business, Rae Walzer made a motion to adjourn, Earl Ransome seconded which was agreed to by all to adjourn at 8:00 pm.

Melinda Taylor

Secretary