

OLDMANS TOWNSHIP
PLANNING BOARD MEETING
April 20, 2026

A meeting of the Oldmans Township Planning Board was held on April 20, 2026. The meeting was called to order by Planning Board Chair, Theresa DeSanto at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

Swearing in appointed member: Scott Myers, Class II

Members Present: Theresa DeSanto, Sandra Collom, Scott Myers, Jeffrey Newman, John Pomponi, Jr., Earl Ransome, Mike Taturice, Steve Wilson, Justin Schaller, Pete Talarico, Joelle Quirk, Dan Daly

Professionals: Brian Slaugh, Planner and Michael Ierino, Solicitor

MINUTES: February 17, 2026
 February 25, 2026 Special Meeting
 Sandra Collom made a motion to approve February 17 Jeff Newman seconded.
 Jeff Newman made a motion to approve February 25 Special Meeting. John Pomponi, Jr., seconded.
 All were in favor.

CORRESPONDENCE: Knight Owl Holding V, LLC – Extending postponement from May 18, 2026 to July 20, 2026 meeting.

Additionally, it was noted that at the April 8, 2026 Township Committee meeting, a request was made by Board Member Sandra Collum for a Master Plan Review. The Board is currently awaiting a response from the Township Committee.

SUBCOMMITTEE:

Economic Development: Mike Taturice advised he has begun reviewing the applicable element but has not completed the review. Daly inquired about next steps and was advised that any recommendations or lack of may be brought before the board.

Environment: NONE

Farmland Preservation: Per Brian Slaugh - Township is still awaiting a response from the State regarding a previously submitted filing.

NEW BUSINESS: Review of Redevelopment Plan for the I-295 Interchange 7 Redevelopment Area for consistency with the Master Plan (Board Member Steve Wilson recused himself at 7:07PM)

Michael Ierino, Solicitor, provided an overview of the statutory requirement for the Planning Board to review the redevelopment plan for consistency with the Township Master Plan following first reading of the ordinance by the Township Committee.

Key points included:

- The Board has 45 days from referral (April 8, 2026) to provide its report.
- The Board may:
 - Determine the plan is consistent; or
 - Identify inconsistencies and recommend changes.
- Recommendations are advisory; the Township Committee retains final authority.
- No use variances are permitted within a redevelopment area.

The Board Planner, Brian Slauch then provided a detailed overview of the redevelopment plan under Oath, including:

- Purpose and goals of redevelopment
- Land use and zoning implications
- Permitted and accessory uses
- Design standards and infrastructure considerations

BOARD DISCUSSION

Extensive discussion followed, including but not limited to:

General Concerns

- Desire for clarity and consistency with existing Township standards
- Ensuring redevelopment aligns with community character and nearby residential areas

Specific Concerns Raised

- Building Height: Concern regarding proposed maximum height of 65 feet
- Setbacks: Concerns about proximity to residential properties along Pedricktown-Woodstown Road
- Access Points:
 - Concern over potential access to Pedricktown-Woodstown Road and Airport Road
 - Preference expressed for limiting access points and controlling traffic flow
- Signage:
 - Concerns regarding allowance of billboards and variable message signs
- Permitted Uses:
 - Request for clarification on warehouse definitions
 - Discussion regarding exclusion of data centers
- Outdoor Storage:
 - Concerns regarding allowance of equipment, trailers, and machinery storage

- Stormwater & Coverage:
 - Concerns regarding impervious coverage and stormwater impacts
- Aesthetic Standards:
 - Request for screening of rooftop equipment
- Recreational Uses:
 - Request to clarify and limit types of indoor recreation uses
- Utility & Infrastructure:
 - Concerns regarding on-site power generation and infrastructure capacity
- Lighting:
 - Concerns regarding the proposed 40 foot lighting height

Additional Topics Discussed

- Bicycle and pedestrian safety considerations
- Landscaping and use of native species
- Buffering and screening from adjacent residential areas
- Fire and emergency access requirements

No formal action taken.

At the conclusion of the consistency review discussion, a motion was made and seconded to approve the consistency review, incorporating the recommendations addressed on the record by the Board and Brian. A roll call vote was then conducted on the motion.

Roll Call:	Theresa DeSanto	yes
	Sandra Collom	yes
	Scott Myers	yes
	Jeff Newman	Abstain
	John Pomponi, Jr	yes
	Earl Ransome	yes
	Justin Schaller	yes
	Pete Talarico	yes
	Joelle Quirk	yes
	Dan Daly	yes

The Board will compile its recommendations and findings for inclusion in a formal report to the Township Committee.

There being no further business, a motion was made by Pomponi and seconded by Collom to adjourn the meeting.

All in favor. Meeting adjourned at 10:08 PM

Michelle Rambo, Board Secretary

MINUTES ARE NOT VERBATIM