

OLDMANS TOWNSHIP  
PLANNING BOARD MEETING  
January 20,2026

A meeting of the Oldmans Township Planning Board was held on January 20, 2026. The meeting was called to order by Theresa DeSanto at 7:15 pm. This meeting was held in compliance with the Sunshine Law.

Members Present: Sandy Collom, Theresa DeSanto, Earl Ransome, Mike Tuteurice, Steve Wilson, Jeff Newman, John Pomponi, Pete Talarico, Joelle Quirk, Dan Daly and Melinda Taylor

MINUTES: December 15, 2025  
Sandy Collom made a motion to approve the minutes, Steve Wilson seconded and all agreed.

SUBCOMMITTEE:

Economic Development Mike Tuteurice reported he is still working on formulating a presentation.  
Environmental South Jersey Gas will be working in Auburn.  
Farmland Preservation More farmers are applying with the SADC.

FORMER BUSINESS:

Resolution 2026-09 Granting Conditional Use Approval, Preliminary and Final Major Site Plan Approval to Knight Owl Holdings III, LLC for Property Located at 171 Straughns Mill Road, Township of Oldmans, County of Salem, Designated on the Tax Map of Oldmans Township as Block 28.01, Lots 35 & 26  
Sandy Collom made a motion to approve, Earl Ransome seconded and all agreed. Roll call vote:

Sandy Collom Yes  
Earl Ransome Yes  
Mike Tuteurice Yes  
Steve Wilson Yes  
Jeff Newman Yes  
John Pomponi Yes  
Melinda Taylor Yes  
Theresa DeSanto Yes  
Pete Talarico Yes

Knight Owl Holdings V, LLC  
Preliminary Major Subdivision  
Preliminary Major Site Plan  
Block 28/Lots 11, 12, 13, 14, 15, 16, 17  
29,31,32,33,34,38,39,40,41,46,47 & 47.01  
Postponement Until March 16, 2026 Meeting

NEW BUSINESS:

Application 2025-15

JPB Properties, LLC  
Block 8/Lot 4  
72 & 74 N. Railroad Ave.  
Minor Subdivision

Completeness:

David Avedissian, Esquire, represented JPB Properties on behalf of Frank Hoerst. Sworn in:  
Jay Perry, Principal  
Dale Boston, Planner

Project is a minor subdivision for property known as 72-74 N. Railroad Ave. There are currently two existing duplexes. Once subdivided, new lot will be empty and remaining lot will continue with the two duplexes. JPB Properties has owned the property approximately 7 years. There is a septic system behind the two buildings; subdivision would not effect the current septic system.

James Biegen, Conflict Engineer on behalf of Oldmans Township was sworn in. He had no objection to deeming the application complete.

Sandy Collom made a motion to deem the application complete, John Pomponi seconded and a roll call vote was held:

Sandy Collom Yes

Earl Ransome Yes

Mike Tuteurice Yes

Steve Wilson Yes

Jeff Newman Yes

Melinda Taylor Yes

Theresa DeSanto Yes

Technical:

Mr. Boston stated the two duplexes are non-conforming. Single use is allowed. Structures have been in existence for many years. New lot will be land only. No bulk variances are required; pre-existing condition is the front yard setback which is not to current code. No variances would be needed for new lot. Will construct a sidewalk and get will obtain septic design approval before signing the deed. New lot will be conforming. Water service is from New Jersey American Water. A grading plan will be prepared. Mr. Perry stated that they have Cumberland Salem Soil Conservation approval. They also received a permit from Oldmans Township to import soil to fill the area.

Sandy Collom Shared septic for both buildings?

Jay Perry New lot will have its own septic system. Won't require any variance on the new lot.

Earl Ransome Residential or commercial building to be built?

Jay Perry Either a duplex or single family.

James Biegen stated the applicant agreed to his January 9<sup>th</sup> letter. Existing buildings/lot will not be exacerbated by subdivision. New lot creation will be filed by deed once reviewed by the Township engineer and Township solicitor.

PUBLIC COMMENT: No comment

CLOSED TO PUBLIC

David Avedissian stated applicant will comply with all engineering conditions stated in the January 9<sup>th</sup> letter.

Mike Ierino summarized the application:

- Existing duplex to remain on the lot; newly created lot will have residential structure
- Front yard setback to existing duplex – no variance required since it is a existing non-conforming condition
- No variances are required
- No exhibits were presented, other than the application package itself.

Steve Wilson made a motion to approve, Theresa DeSanto seconded and roll call vote was held:

Sandy Collom Yes

Earl Ransome Yes

Mike Tutarice Yes

Steve Wilson Yes

Jeff Newman Yes

Melinda Taylor Yes

Theresa DeSanto Yes

John Pomponi Yes

Pete Talarico Yes

#### Public Hearing – Municipal Stormwater Management Plan

PUBLIC COMMENT: No comment

CLOSED TO PUBLIC

Mr. Biegen stated that his firm had prepared many of these plans for other towns; plan is required by the NJ DEP.

Steve Wilson made a motion to approve the plan, Earl Ransom seconded and all agreed.

There being no further business John Pomponi made a motion to adjourn, Jeff Newman seconded which was agreed to by all to adjourn at 7:50 pm.

Melinda Taylor  
Secretary