OLDMANS TOWNSHIP COMMITTEE
REGULAR MEETING
MAY 13, 2026

The regular meeting of the Oldmans Township Committee was held on May 13, 2026. Meeting was called to order by Mayor Newman. This meeting was held in compliance with Sunshine Law. All joined in the Pledge of Allegiance.

Present: Mayor Jeffrey Newman, Dean Sparks, William Ferrell III, Brian Porch, John Pomponi

Also Present: Township Solicitor Linwood Donelson, Township Clerk Christine Pippet, Deputy Clerk Michelle Rambo

Public Comment Statement

The Mayor advised that public comments should be reserved for the designated public comment portions of the meeting and that speakers would be limited to three (3) minutes.

APPROVAL OF MINUTES

A motion was made by Mr. Porch and seconded by Mr. Ferrell for the approval minutes for the April 8, 2026, Regular Session and Executive Session. Voice Vote: Motion carried.

FINANCE OFFICE

A motion was made by Mr. Porch and seconded by Mr. Ferrell to approve Resolution 2026-78 Resolution to read budget by title only. Roll Call Vote: All in favor

A motion was made by Mr. Porch and seconded by Mr. Ferrell to open the meeting for public hearing of Resolution 2026-79 Adoption of the 2026 Municipal Budget. No one from the public appeared. A motion to approve Resolution 2026-79 Adoption of the 2026 Municipal Budget was made by Mr. Porch and seconded by Mr. Ferrell. Roll Call vote: All members voted yes.

PAYMENT OF BILLS

A motion was made by Mr. Porch and seconded by Mr. Ferrell authorizing the Chief Financial Officer to pay the bills. Roll Call Vote: All in favor

Tax Collector's Report – March 2026

The March 2026 Tax Collector's Report was presented. A motion was made by Mr. Porch and seconded by Mr. Ferrell to approve the report. Motion carried unanimously.

Ordinance Introduction

A motion was made by Mr. Ferrell and seconded by Mr. Pomponi to introduce Ordinance 2026-09 An Ordinance Prohibiting Data Centers and Related Facilities in All Zoning Districts. Roll Call Vote: All voted yes for introduction

The public hearing is scheduled for the next regular meeting on June 10, 2026.

ADMINISTRATIVE

A motion to approve Pedricktown First Aid & Rescue Squad Application- Brent Reardon was made by Mr. Sparks and seconded by Mr. Ferrell All voted yes

COMMITTEE REPORTS

Brian Porch

Mr. Porch encouraged residents to support the Oldmans Township Ambulance Squad and noted the importance of volunteer emergency services. He reported that the squad currently operates with a limited number of volunteers and encourages community participation and support.

Mr. Porch also provided an update regarding county animal shelter services and the temporary arrangement with the American Humane Society.

Jeff Newman

Mayor Newman reported that Auburn Water had recently addressed infrastructure concerns and discussed ongoing traffic enforcement efforts involving truck traffic within the Township. He also provided updates from various meetings attended during the month.

PUBLIC COMMENT

Agnes

Expressed concern regarding the redevelopment plan being removed from the agenda after residents had been encouraged to attend the meeting. Stated that residents continue to have concerns regarding future development within the Township.

Steve Baker

Submitted written recommendations regarding warehouse and industrial development standards. Recommendations included reducing building heights, lowering lighting heights, increasing setbacks and buffering requirements, and strengthening protections

for nearby residential properties. Requested that the Planning Board and Township professionals review the recommendations and consider future ordinance amendments.

Melinda Taylor

Asked whether the Redevelopment Plan had been reviewed by the Township Engineer or Planning Board Engineer and suggested that engineering-related matters, including stormwater management and impervious coverage, receive professional review.

Brian Bilicki

Expressed concerns regarding the impact future development could have on emergency services, police response, fire protection, hazmat response, and other municipal services. Suggested developers should contribute toward the additional burden placed on Township resources.

Steve Wilson

Discussed the history of the redevelopment area and prior litigation. Expressed concerns regarding the loss of farmland, warehouse development, and deviations from previously discussed redevelopment concepts. Encouraged the Committee to continue protecting agricultural land and the character of the Township.

Karen McGrath

Requested clarification regarding the Township's retention of redevelopment counsel and the anticipated timeline moving forward. Asked how residents could monitor future redevelopment discussions and decisions.

Dennis McLaren

Spoke regarding residents' rights to participate in decisions affecting the Township and encouraged the Committee to consider the overwhelming public opposition to warehouse development and other large-scale industrial uses.

Ken Manahl

Encouraged the Township to strengthen local development standards relating to building height, lighting, parking, buffering, and environmental protections before any future development proposals are considered.

Mary Ann Spicer

Asked questions regarding the role of redevelopment counsel, the redevelopment process, and opportunities for public participation as redevelopment discussions move forward.

George Pitsakis

Requested clarification regarding differences between previous redevelopment plans and the current proposal. Asked questions regarding redevelopment funding and the Committee's position on future redevelopment efforts.

Tony Carassi

Asked whether alternative commercial uses, such as retail or service businesses, could be considered within the redevelopment area instead of warehouse development.

Vince Farace

Raised concerns regarding state incentives for data centers, redevelopment procedures, executive session discussions, and the Township's legal strategy moving forward.

Stacy Lodge

Asked questions regarding the process for selecting redevelopment counsel and expressed concerns regarding the potential impacts of future redevelopment on property values, wetlands, farmland, neighboring properties, and Township infrastructure. Encouraged the Committee to carefully evaluate all future redevelopment proposals and their long-term effects on residents.

Steve Wilson (Additional Comments)

Provided additional comments regarding redevelopment areas, PILOT agreements, redevelopment authority, and the Township's ability to maintain existing zoning and development standards.

CLOSED TO PUBLIC

EXECUTIVE SESSION

Resolution 2026-80

A motion was made by Mr. Porch and seconded by Mr. Pomponi to enter Executive Session to discuss:

- *Contract Negotiations / Attorney-Client Privilege – Redevelopment Legal Services*
- *Attorney-Client Privilege – Redevelopment Plan Review (Solar Project)*
- *Personnel Matters – Terms and Conditions of Employment*

Motion carried unanimously.

EXECUTIVE SESSION-SUMMARY

A motion was made by Mr. Pomponi and Seconded by Mr. Sparks to adopt Resolution 2026-80 Resolution authorizing Request for Professional Services be prepared for a Redevelopment RFP Solicitor. Roll Call Vote: All voted yes

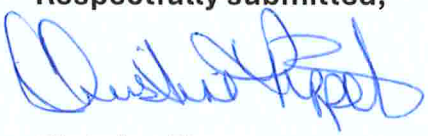
A motion was made by Mr. Ferrell and seconded by Resolution 2026-82 A resolution Referring Ordinance No. 2026-09 to The Planning Board for Review. Roll Call vote: All voted yes.

The Committee also discussed personnel matters, including job responsibilities, compensation, and future staffing considerations. Discussions focused on office operations and staffing needs, as well as opportunities to improve administrative efficiency.

ADJOURNMENT

There being no further business, a motion was made by Mr. Pomponi and Seconded by Mr. Ferrell to adjourn the meeting. All Voted yes.

Respectfully submitted,



Christine Pippet
Acting Municipal Clerk