OLDMANS TOWNSHIP
PLANNING BOARD MEETING
May 18, 2026

A meeting of the Oldmans Township Planning Board was held on May 18, 2026. The meeting was called to order by Planning Board Chair, Theresa DeSanto at 7:01 PM. This meeting was held in compliance with the Sunshine Law.

Members Present: Theresa DeSanto, Sandra Collom, Scott Myers, Jeffrey Newman, Earl Ransome, Mike Tuturice, Steve Wilson, Melinda Taylor, Justin Schaller, Pete Talarico, Joelle Quirk, Dan Daly

Professional: Louis Cappelli, Solicitor

MINUTES: April 20, 2026

Steve Wilson made a motion to approve. Jeff Newman seconded. All were in favor.

CORRESPONDENCE: PLDCF, LLC is proceeding with Block 45 Lot 5.08 per Resolution 2025-21

SUBCOMMITTEE:

Economic Development: Mike Tuturice reported that he had begun reviewing the Economic Development Element of the Master Plan. He advised that the update would require substantially more work than originally anticipated because portions of the prior effort appeared incomplete and contained outdated information. Mike Tuturice stated that the document includes profiles of businesses within the Township, major employers, and statistical information that will need to be updated. He further explained that the intent of the element is to create an actionable framework that can guide outreach, studies, and future amendments to the Master Plan based upon business and economic needs within the Township. Mike Tuturice also informed the Board about the New Jersey Rural Business Academy, a USDA-funded program providing free training and support resources for entrepreneurs and small businesses located within rural communities. He advised that the program includes assistance ranging from business planning and marketing to financing opportunities and encouraged residents and business owners to utilize the resource.

Environment: NONE

Farmland Preservation: NONE

FORMER BUSINESS:

Resolution 2026-13 RESOLUTION OF THE OLDMANS TOWNSHIP PLANNING BOARD REGARDING MASTER PLAN CONSISTENCY REVIEW OF PROPOSED I-295 INTERCHANGE 7 REDEVELOPMENT PLAN

Board Attorney Louis Cappelli explained that the resolution memorialized action previously taken by the Planning Board at the prior meeting regarding the redevelopment plan consistency review.

It was noted that draft copies of the resolution had previously been circulated to Board members and that comments and revisions had been incorporated into a revised draft.

During discussion, Mr. Cappelli noted that one version of the resolution incorrectly referenced Resolution 2026-12 instead of Resolution 2026-13. The Board Secretary was directed to correct the typographical error.

Hearing no further comments or revisions, a motion was made by Collom and seconded by Ransome to approve Resolution 2026-13.

Roll Call Vote

- Theresa DeSanto – Yes
- Earl Ransome – Yes
- Sandra Collom – Yes
- Mike Tuturice – Yes
- Steve Wilson – Abstain
- Scott Myers – Yes
- Melinda Taylor – Abstain
- Jeff Newman – Abstain
- Justin Shaller – Yes
- Pete Talerico – No
- Joelle Quirk – Yes
- Dan Daly – Yes

Motion carried.

NEW BUSINESS:

REVIEW OF ORDINANCE 2026-9 OF PROPOSED ORDINANCE REVISING CHAPTER 110 OF THE CODE OF THE TOWNSHIP OF OLDMANS TO PROIBIT DATA CENTERS AND RELATED FACILITIES IN ALL ZONING DISTRICTS

The Chairman opened discussion regarding proposed Ordinance 2026-09, which would prohibit data centers and related facilities throughout all zoning districts within the Township.

Board Attorney Mr. Cappelli clarified that the Planning Board's role was limited to determining whether the proposed ordinance was consistent with the Township Master Plan and forwarding its recommendation to Township Committee.

The Board discussed the scope and language of the ordinance, including definitions related to internet data centers, cloud data centers, server farms, cryptocurrency mining operations, blockchain processing facilities, co-location centers, IT hosting facilities, and related infrastructure such as telecommunications hardware, networking systems, cooling systems, backup power systems, and high-density electrical infrastructure.

Board members commented that the ordinance appeared consistent with similar ordinances being considered throughout Salem County and noted that the ordinance was comprehensive in nature.

Discussion also included concerns regarding the broad scope of the ordinance and whether accessory uses involving limited data storage or communications infrastructure could create future legal or practical issues. Mr. Cappelli explained that the broad language was intentional to ensure that any such proposals would require review by the Planning Board through the variance process. He further advised that legal challenges to data center ordinances were likely statewide and potentially nationwide in the future.

Additional discussion occurred regarding existing telecommunications facilities and cell towers already operating within the Township. Mr. Cappelli advised that existing approved uses would remain protected as pre-existing lawful uses and would not be impacted retroactively by the ordinance.

The Board further discussed whether the ordinance was consistent with the Master Plan despite the Master Plan not specifically referencing data centers. Mr. Cappelli advised that because the Master Plan never expressly authorized such uses, the ordinance remained consistent with the intent and framework of the existing Master Plan.

Public Comment

Although not required for this type of review, the Chairman opened the meeting for public comment regarding Ordinance 2026-09 and Mr. Cappelli limited comments to three minutes per speaker.

Motion made to open to public comment by Wilson, seconded by Ransome. All in favor.

Keith Walton, Pedricktown-Woodstown Road, addressed the Board and expressed concern regarding the ordinance's broad language, particularly as it related to code locater rooms, communications equipment, and smaller-scale business and the Board consider establishing square footage thresholds or obtaining additional professional guidance.

Hearing no additional comments, a motion by Wilson and seconded by Tuturice the public portion was closed. Al in favor, motion carried.

Planning Board Recommendation on Ordinance 2026-09

A motion was made by the chair and seconded by Tuturice finding Ordinance 2026-09 to be consistent with the Township Master Plan and recommending that the ordinance move forward to Township Committee with the support of the Planning Board.

Roll Call Vote

- Theresa DeSanto – Yes
- Earl Ransome – Yes
- Sandra Collom – Yes
- Mike Tuturice – Yes
- Steve Wilson – Yes
- Scott Myers – Yes

- Melinda Taylor – Yes
- Jeff Newman – Yes
- Justin Schaller – No
- Pete Talerico – No
- Joelle Quirk – Yes
- Dan Daly – Yes

Motion carried.

Other Business

The Chairman asked whether any Board members had additional business for discussion. Hearing none, the meeting proceeded to adjournment.

Adjournment

A motion was made by Collom and seconded by Wilson to adjourn the meeting.
All in favor. Meeting adjourned at 7:18 PM

Michelle Rambo, Board Secretary

MINUTES ARE NOT VERBATIM