OLDMANS TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
June 15, 2026 – 7:00 PM

A meeting of the Oldmans Township Planning Board was held on June 15, 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.

Members Present: Theresa DeSanto, Earl Ransome, Sandra Collom, Mike Tuturice, Steve Wilson, Scott Myers, Melinda Taylor, John Pomponi, Jr., Jeffrey Newman, Joelle Quirk

Professionals: Michael Ierino, Solicitor

MINUTES: May 18, 2026
Jeff Newman made a motion to approve. John Pomponi seconded. All were in favor.

SUBCOMMITTEE:
Economic Development: Mike Tuturice reported that he had no update.

Environment: Melinda Taylor reported that she had no update.

Farmland Preservation: Melinda Taylor advised that Salem County is continuing to work on current farmland preservation matters. Chair Theresa DeSanto also extended congratulations to Helen Paxton of Chapter One Farms on the preservation of 57 acres of farmland.

FORMER BUSINESS:

Request for Extension of Approval – Matthew Cassidy, Block 10, Lots 14 & 15

Frank Hoerst, Esq., appeared on behalf of the applicant. Mr. Hoerst explained that he had previously represented Matthew Cassidy in obtaining approval for the project. Due to Mr. Cassidy's military service obligations, deployment, and inability to proceed with the project, the property has since been sold to JPB Properties, LLC, owned by Jay Perry.

Mr. Hoerst advised the Board that the request before them was solely for an extension of the previously granted site plan approval and that the new owner understood that any future deviations or modifications to the approved plans would require a new application and appearance before the Planning Board. He submitted a copy of the deed conveying the property and documentation confirming the status of JPB Properties, LLC.

Planning Board Solicitor Michael Ierino, Esq., reviewed the request for the Board. He explained that the original site plan approval was granted in January 2022 and that, pursuant to the Township Land Use Ordinance, applicants may request up to three one-year extensions. Mr.

Cassidy had previously been granted two one-year extensions, extending the approval from January 2024 to January 2025, and from January 2025 to January 2026. The current request represented the third and final extension permitted under the ordinance, extending the approval through January 2027.

Mr. Ierino further noted that the transfer of ownership did not alter the conditions of the original approval and that JPB Properties, LLC would remain bound by all conditions previously imposed by the Board. Should the project not advance by January 2027, any further development would require the applicant to return to the Planning Board for new approvals.

A motion was made by Melinda Taylor to grant the third and final one-year extension of the previously approved site plan approval for Block 10, Lots 14 & 15. The motion was seconded by Sandra Collom

Roll Call Vote:

- Teresa DeSanto – Yes
- Earl Ransom – Yes
- Sandra Collin – Yes
- Mike Tudories – Yes
- Steve Wilson – Yes
- Scott Myers – Abstain
- Melinda Taylor – Yes
- John Pomponi – Yes
- Jeff Newman – Yes
- Joel Quirk – Yes

Motion carried.

NEW BUSINESS:

Appointment of Board Secretary

The Board discussed appointing Michelle Rambo as Planning Board Secretary. It was noted that the appointment should have been made effective in March 2026, but due to the cancellation of the March meeting and subsequent oversight, the matter had not been formally addressed.

Board Solicitor Michael Ierino explained that the appointment was procedural in nature and recommended that the Board make the appointment retroactive to March 1, 2026.

A motion was made by and seconded to appoint Michelle Rambo as Planning Board Secretary, effective retroactively to March 1, 2026 by Theresa DeSanto, Seconded by Melinda Taylor. Motion carried by unanimous voice vote.

The Board also discussed the pending Master Plan Consistency Resolution regarding the Township's Data Center Ordinance. It was reported that the resolution was still being finalized and would be presented for adoption at the next Planning Board meeting.

The Board Chair thanked the Township Committee for its work on the ordinance regarding Data Centers.

Adjournment

There being no further business before the Board, a motion was made by John Pompon and seconded by Jeff Newman to adjourn the meeting. All were in favor, and the meeting was adjourned at 7:11PM

Respectfully submitted,

Michelle Rambo
Planning Board Secretary