

**MINUTES OF
MEETING OF THE PLANNING BOARD
OF OLDMANS TOWNSHIP
May 18, 2009**

The regular monthly meeting of the Oldmans Township Planning Board was called to order by Chairman, Jay Perry, at 7:35 PM on Monday, May 18, 2009 at the Township Hall in Pedricktown, New Jersey.

Rae read the Open Meetings Act statement.

ROLL CALL: Those present were Sam Guida, Earl Lindle, William Miller, Harry Moore, Jay Perry, Earl Ransome, Steve Smith, Carol Tighe and Rae Walzer. There were 9 members present, therefore, all could vote. Also present were the Board Solicitor, Stewart Palilonis and Township Engineer, John Bickel.

Motion was made by Earl Lindle, seconded by Sam Guida and passed unanimously that the regular meeting minutes of April 20, 2009 be approved as written.

CORRESPONDENCE:

Secretary –

New Jersey Planner – NJPO, March/April 2009, Vol. 70, No 1

Nehmad, Perillo & Davis – Letter dated April 9, 2009, regarding American Auto Salvage & Recycling, Inc., Informal presentation.

COMMITTEE REPORTS:

Environment – Sam had nothing to report, however, Cheryl Reardon is having a meeting at the Army Base this same evening as our Planning Board Meeting.

D.R.A.B. – Anthony absent. John reported that the original site on Route 130 is not working out for American Recycling since the space may not be large enough and the ground water table is too high.

Economic Development – Earl Lindle said that the land behind the town hall has had some interest from an “Alternate Energy Co.”.

Liaison – Carol reported that there is a Zoning Board Meeting next Tuesday, May 26.

Master Plan – Rae reported that Peter has done a draft with 2 maps and each member has a copy.

Township Engineer – John had none.

OLD BUSINESS:

Jay explained that the blue line ditches can be cleaned with a G15 permit (takes 2 years to get). Harry called Fisher at the State Ag Dept and called the County Ag Dept as well. There was a discussion about the ditches.

NEW BUSINESS:

Peter Van Den Kooy made his presentation.

The existing Master Plan is dated 1990. Peter defined the Land Use Plan. There are 6 goals

with several objectives for each.
Discussion followed:

Statement of Objectives:

Goal I

p. 2 – I

p. 3 – J

p. 3 – K to remove dual cluster as this is outdated. Jay commented that the dual residential cluster is outdated since there already exists an area for COAH. Harry recommended the following wording..”refine the townships vision for future development within the dual residential cluster zone.”

Goal II

p. 3 – E- the state will do an audit of the buildings and vehicles.

Goal III

p. 3 A-to include dredging the Delaware River and the gravel mines.

Peter explained that we will need an Environmental Resource Inventory of the Township

p. 4 - E – to have farmland preservation element

Goal VI

p. 5 – A “Airport Hazard Area” – yes, will show the hazard area on the map.

p. 6 – B “Historic Preservation” – recommended this element should be adopted.

Land Use Plan Element

p. 9 - A. Land Use Element must be in the Master Plan.

p. 30 – *Dual Residential Cluster*

p. 33 – *Affordable Housing Site*

Bibeau should be changed to “Tri-County Real Estate Maintenance Co.”

Stewart commented that this is as basic a Master Plan as we have and until we get the other elements, this is as good as it gets. It was agreed to go to public hearing and place on the township website.

Sam asked that the term “water taxi” be changed to water based personnel transportation.

Jay asked the Board if they felt this plan was ready to present to the public.

Motion was made by Earl Lindle, seconded by Rae Walzer and passed unanimously (9 – 0) to move the Master Plan to public hearing, for the next Planning Board Meeting on June 15, 2009.

ROLL CALL:

Guida – yes

Moore - yes

Smith - yes

Lindle – yes

Perry - yes

Tighe - yes

Miller - Yes

Ransome - yes

Walzer – yes

Mr. Musumeci questioned the property lines of the airport adjacent to his property.

Peter will be at the next meeting to answer questions. There will be a copy of the Master Plan at the town hall for preview and it will be posted on the township website.

There being no further business, the meeting was adjourned at 10:00 pm.

Respectfully submitted,
Rae B. Walzer
Rae B. Walzer, Secretary

Transcription not verbatim
Tape on file at Town Hall

NEXT PLANNING BOARD MEETING IS SCHEDULED FOR:
Monday, June 15, 2009 at 7:30PM.