PLANNING BOARD

April 26, 2016

The regular monthly meeting of the Oldmans Township Planning Board was held on April 26, 2016. Meeting was called to order by Chairman Miller at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: Dan Daly, Sue Miller, Bill Miller, Jay Perry, Steve Smith, Dean Sparks and Cordy Taylor.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Steve Smith, seconded by Jay Perry and approved by all those who attended the March 21, 2016 meeting.

**CORRESPONDENCE**:

New Jersey Planner – January/February 2016 edition

Oldmans Township Committee Resolution 2016-78 In Support of Continued Funding Levels for the State of New Jersey Open Space-Farmland and Preservation Program

**COMMITTEE APPOINTMENTS**:

Environment – Nothing to report at this time.

Economic Development – Nothing to report at this time.

Farmland Subdivision – Secretary Taylor will be e-mailing subcommittee members to review farmland subdivision for Jay M. and Patricia E. Perry for Block 42/Lot 14.04.

**OLD BUSINESS**:

Preliminary Investigation for a Determination of an Area in Need of Redevelopment: Gateway Business Park Expansion for Block 28.01/Lots 48, 48.01, 49, 50, 51 and 52

Lou Joyce/Planner presented his findings. The requested area to be considered is 123.4 acres, currently zoned commercial/industrial. This area is included in the land use plan, is consistent with the Township’s Master Plan and is located in the County’s Smart Growth Plan. State law has up to 8 criteria that can be met for determining an area in need of redevelopment. An area is only required to meet one of the eight to be considered. This property meets three of the eight criteria:

1. Title 40, Subsection A – Buildings located in area are vacant, inhabitable and represent a health hazard.
2. Subsection E – Preliminary Investigation Report includes findings from an environmental report based on soil sampling. There are three different chemicals on the site that exceed current standards. These chemicals were used for agricultural purposes.
3. Subsection H – Smart Growth Principle – Area consistent with State Plan, County Plan and Township Master Plan. Adjacent area across from street has already been designated an Area in Need of Redevelopment. Utilities are in place near the highway.

Mr. Joyce is recommending that the Planning Board adopt a resolution, which includes non-condemnation, that this area be declared an Area in Need of Redevelopment. The resolution would then be sent to the Township Committee for their consideration.

Jay Perry - Wanted to know how the utilities (water/sewer) tie into this proposed site.

Lou Joyce - The adjacent area already has the utilities available. The sewer is privately held through the Gateway Business Park.

Dean Sparks - Now that we know there is contamination on the site, does that stop the area from being farmed? Also, if this proposed zone is not approved, can they re-apply?

Lou Joyce - Can still farm property and yes, can also re-apply for designation. Tonight’s meeting is only to declare the area in need of redevelopment. At a future date the developer will present a redevelopment plan to the Planning Board. This site is already zoned commercial/industrial.

Dean Sparks - Could wetlands remediation be done and credits used elsewhere?

Lou Joyce - Wetlands remediation is not part of the discussion at this time.

Dean Sparks - Adjacent property is for sale. Should that land be considered for inclusion?

Lou Joyce - Only had approval to review what the Township and Planning Board authorized.

Cordy Taylor- Conditions A & E are all around Oldmans Township. Condition H is for this area only.

Dan Daly - Wanted to know premise of redevelopment area, i.e. pilot program?

Lou Joyce - Advantages for an area in need of redevelopment include  
 1. Pilot program is an advantage

2. Redevelopment Plan can be written just for that area, without zoning constraints

3. Developer can receive assistance from the State

Dan Daly - Pilot Program can be a disadvantage to the school.

Lou Joyce - Township Committee and School Board can establish a payment from the Pilot Program for the school.

Cordy Taylor - Is this proposed area an expansion of the current Gateway Business Park or on its own?

Lou Joyce - Property owner requested consideration as an expansion.

**Public Hearing:** Preliminary Investigation for a Determination of an Area in Need of Redevelopment Block 28.01/Lots 48, 48.01, 49, 50, 51 and 52

Doug Lemke - Would like a study done on Beaver Creek. Concerned about raising water level of the creek and the filling of silt. Average depth of Lodge’s pond is eighteen inches and used to be eight feet. Worried about contamination. Neighbors’ wells only 22 feet deep. Would like any leakage to be monitored.

Bonnie Lemke - Wanted to know definition of “retention” pond. A retention pond means that water would slowly steep back into the ground. Water constantly flows into the creek. Boom across each end needs to be working. Why does waste go into pond instead of going to retention pond?

Closed to the Public

Cordy Taylor - Does the developer have to build around the contamination on the site?

Wm Ziegler - Property owner would have to remediate. Cleanup will be dealt with at when developer comes in for redevelopment plan.

**Resolution 2016-12**

Jay Perry made a motion to adopt the Preliminary Study for an Area in Need of Redevelopment as outlined in Resolution 2016-12, which was seconded by Steve Smith. Chairman Miller read Resolution 2016-12 to the audience.

Roll Call Vote:

Sue Miller Yes

Bill Miller Yes

Jay Perry Yes

Steve Smith Yes

Dean Sparks No

Melinda Taylor Yes

Dan Daly No

Cordy Taylor Yes

6-aye 2 –no Resolution passes.

Cordy Taylor asked that the properties between the proposed area and Route 295 be included in the area in need of redevelopment.

Lou Joyce - Planning Board can amend the report or request the Township to consider the additional lots.

Motion was made by Cordy Taylor and seconded by Jay Perry to recommend to the Township Committee the inclusion of the lots up to Route 295 to be studied for possible declaration of an area in need of redevelopment.

Roll Call Vote:

Sue Miller Yes

Bill Miller Yes

Jay Perry Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Dan Daly Yes

Cordy Taylor Yes

8-aye 0 –no Motion passes.

NJ DEP Flood Damage Prevention Ordinance Review for Oldmans Township

Received letter from Attorney William Ziegler dated March 22, 2016 outlining the recommended changes from the current ordinance. A recommendation will be made at the next Planning Board meeting for recommendation to the Township Committee.

**NEW BUSINESS**:

Proposed Amendment to Camp Pedricktown, BRAC, Enclave, Community College and Vicinity Redevelopment Plan

Cordy Taylor gave an update to the Board. The Army still owns 1/3 of the property. A conference call between the GSA, Oldmans Township and the Redevelopment Authority was held last week. As a possible solution, the Redeveloper may be able to clean up the property faster than the Army. The GSA is considering this request. An appraisal will have to be completed. Mr. Taylor will ask Adam Telsey to attend the next Planning Board meeting.

Bill Miller - The retention pond that was questioned during the public meeting, is not really a retention pond. It is a concrete flow channel.

Tom Tedesco - Will contact County Bill Miller to review drainage. Dean Sparks will also be part of the review.

Cordy Taylor made a motion to refer Beaver Creek drainage to the Township Committee, seconded by Steve Smith and approved by all present.

**PUBLIC COMMENT**: No comment.

**NEXT MEETINGS**: Monday, May 16, 2016 beginning at 7:00 PM

There being no further business, on motion by Cordy Taylor, seconded by Jay Perry, all agreed to adjourn the meeting at 8:15.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary