OLDMANS TOWNSHIP

PLANNING BOARD

August 17, 2015

The regular monthly meeting of the Oldmans Township Planning Board was held on August 17, 2015. Meeting was called to order by Chairman Bill Miller at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: George Bradford, Sandy Collom, Sam Guida, Sue Miller, William Miller, Jay Perry, Earl Ransome, Steve Smith and Cordy Taylor.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Sam Guida, seconded by Earl Ransome and approved by all those who attended the July 20, 2015 meeting.

**CORRESPONDENCE**:

New Jersey Planner – May/June 2015 edition

**COMMITTEE REPORTS**:

Environment - Mr. Guida expressed concern about the notice he received from Atlantic Electric and their vegetation maintenance plan (mowing and spraying of herbicide). He would like more information about the herbicide.

Economic Development – Nothing to report at this time.

Master Plan Subcommittee – Nothing to report at this time.

Planning Board Engineer – Utility work has begun on Lot 5. The neighbor has been in contact with Tom about the site work and its effects on her property. Work has just begun on Lot 6.03 – stripping soil.

**OLD BUSINESS**:

None.

**NEW BUSINESS**:

1. Application 2015-03

 Oldmans Township

 Block 45/Lot 5.04

 Camp Pedricktown

 US Route 130

 Minor Subdivision

The application was presented by Township Solicitor, Niki Trunk; this is a courtesy presentation. Also in attendance was Dr. Michael Gorman, President of Salem Community College. Proper public notification was been received. The Township would like to convey approximately twelve (12) acres of land to the college. This conveyance would make the new property “rectangular,” not a flag lot.

Ms. Trunk requested the waiver of two items: photo of site and cross sections and centerline profiles. Sandy Collom made a motion to approve, George Bradford seconded and all agreed. There is not impact on any wetlands. Currently there is no legal description, but once received, will be reviewed by Tom Tedesco. The land transfer will be perfected through a deed. Tom Tedesco mentioned that the current access is on Lot 5.06 – Artillery Way. The college does have access to their site on Lot 5.01. A potential easement may need to be included into the deed. Mr. Ziegler suggested language be included in the deed to reserve ingress/egress on Lot 5.04

Open to the Public for Variance Discussion – No comment.

Closed to the Public

George Bradford made a motion to approve the application, Steve Smith seconded and a roll call vote was held.

Roll Call Vote:

George Bradford- Yes

Sandy Collom Yes

Sam Guida Yes

William Miller Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

9-aye/0-no Application approved.

2. Proposed Grading Plan Ordinance

The Board reviewed Elk Township’s grading plan. Elk Township’s makeup is similar to Oldmans Township. If a building permit was already pulled, the ordinance would not go into effect for that building permit, only new building permits.

Mr. Tedesco thought that any structure being built on 1 acre or less would warrant a grading plan. Larger lots have more room to handle runoff. A house with grass reduces the level of runoff. The cost to the builder could be $1,000-$1,200. The cost to be paid to the Township for the engineer to review might be $600.00. Harrison Township in Gloucester County has a grading plan as well Alloway, which has a grading plan for their village zone.

Further discussion from the Planning Board included “creeping subdivisions” which might be another way to handle a grading plan. A creeping subdivision allows a three lot subdivision to be made off a large parcel of land every two years. This allows the developer to forgo many of the major subdivision requirements such as stormwater management.

George Bradford made a motion to table the proposed ordinance until September so that other options could be made available to the Board, Jay Perry seconded and all agreed.

**PUBLIC COMMENT**:

Charlie Tisa - When his neighbor built his house, the runoff from the neighboring house came onto Tisa’s property. Mr. Tisa had to build his own detention pond to catch the runoff.

Closed to the Public

Cordy Taylor - The Freeholders would like to name a street within the Gateway Business Park “Veterans Way.”

**NEXT MEETING**: Monday, September 21, 2015 beginning at 7:00 PM

Items for Discussion: Salem County Growth Management Element of the Comprehensive County Master Plan

 Additional samples of grading plan ordinances

There being no further business, on motion by Cordy Taylor, seconded by Steve Smith , all agreed to adjourn the meeting at 8:00.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary