PLANNING BOARD

December 21, 2015

The regular monthly meeting of the Oldmans Township Planning Board was held on December 21, 2015. Meeting was called to order by Chairman William Miller at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: George Bradford, Dan Daly, Sam Guida, Sue Miller, Bill Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Steve Smith and Cordy Taylor

**MINUTES OF PREVIOUS MEETING**: Motion was made by Steve Smith, seconded by George Bradford and approved by all those who attended the November 16, 2015 meeting.

**CORRESPONDENCE**: New Jersey Planner – September/October edition

**COMMITTEE REPORTS**:

Environment - Nothing to report at this time.

Economic Development – Still working on the possible development of Camp Pedricktown. Additionally working on the Route 295 interchange with the State to widen and repair in order to better accommodate trucks at the Gateway Business Park.

Master Plan Subcommittee – Nothing to report at this time.

Planning Board Engineer – NFI will be presenting a major subdivision on January 12th for the Manfredi lot. All site work should be done by end of December on Lot 5 (Tighe piece) of the Gateway Business Park and Lot 6.03 will have the walls started. Kay Gardens is about one-half done on the stormwater repair project.

**OLD BUSINESS**:

Airport/Truck Stop Redevelopment Zone Update Presentation by Lou Joyce – Planner

Mr. Joyce was sworn in and gave a summary of his preliminary report. As a result of his study the following areas were thought to be beneficial to redevelopment: properties contiguous to the truck stop along Straughns Mill Road, the airport and truck stop. Contiguous farmland was excluded. New Jersey statute requires valuation of each lot based on certain criteria:

1. Consistent with Master Plan (area zoned commercial and commercial/industrial).
2. Smart Growth Plan prepared by Salem County includes this particular area.
3. Consistent with New Jersey Planning Smart Growth area.
4. County prepared wastewater plan – lots included within mapped sewer service area for future sewage expansion.
5. Buildings over thirty years of age, neglected and dilapidated.
6. Truck stop – abandoned use as well as building over ten years.
7. Smart Growth allows adjoining areas to be included.

Public Hearing:

Sam Fish sworn in. Owner of Block 28/Lot 29. Wanted to know how this would affect his property.

Lou Joyce – There are two types of redevelopment: eminent domain versus non-condemnation. The Township will work with property owners for redevelopment and develop a pilot program. There is no development plan currently in place.

Sam Fish – Does this affect the sale of his property?

Lou Joyce – It would be a benefit to the property owner as it increases the value of their property. There are no plans for sewer but has been included in the State plan. This piece qualifies as it is an adjoining property and part of the Smart Growth area. Would bring back to productive nature.

Cordy Taylor – Other areas in Oldmans Township have been declared in need of redevelopment: Camp Pedricktown and Gateway Business Park. All owners in Gateway Business Park have had the advantage of a pilot program. Used to stimulate growth.

David DeCosta sworn in. Agent for Truck Stop owner. Does this change the current zoning of the property?

Bill Miller – Zoning remains the same.

Lou Joyce – The IPRA overlays the current zoning. Purpose is to stimulate and allow development.

Suman Khanna sworn in. Controller for Truck Stop.

Miriam Zadalli sworn in. Owner of Truck Stop. Contractor will be rebuilding truck stop. Questioned how pilot program worked.

Lou Joyce – Tax incentive has to be negotiated with the Township Committee. It is based on the improvements; the value of the land remains the same.

Public Hearing Closed.

Sam Guida – Is a Phase II plan being developed?

Lou Joyce – The Redevelopment Plan is based on a specific proposed development plan which is approved by the Township Committee. Currently the Planning Board is just recommending the designation of the area.

Jay Perry – Asked Lou to summarize the status of the State sewer plan.

Lou Joyce – Gateway has a private contract with the Carneys Point. Sewer is approved for this area. Township does not have to build the sewer service but would have to sign off on permits.

Sam Guida – Heard that DuPont might be holder of the sewer plant in the future.

Bill Miller – Last heard that Senator Sweeney was working on an agreement with DuPont.

Lou Joyce – A public entity would purchase and build a sewer plant on the DuPont site. The cost is anticipated to be $300 million. There is no active plan in place at this time.

**Resolution 2015-17** Area in Need of Redevelopment – I-295 Interchange

Mr. Bradford made a motion to approve, Mr. Smith seconded and roll call vote was held:

Roll Call Vote:

George Bradford Yes

Sam Guida Yes

Bill Miller Yes

Jay Perry Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

Sue Miller Yes

Tina Nipe Yes

9-aye 0- no

Solicitor Bill Ziegler will send resolution to Township Committee for their approval.

Proposed Grading Plan Ordinance – Adding to Chapter 110 of the Oldmans Township Land Use Code

Mr. Ziegler summarized the proposed ordinance. The grading plan would be effective for lots that disturb 5,000 square feet or more or for lots sized 1 acre or less. There was some discussion about the details of the ordinance. Mr. Ziegler will refine the proposed ordinance and present at the next meeting for approval.

**NEW BUSINESS:**

Bibeau Residential Development – Block 29/Lots 18, 19 and 20 Approval Extension

Jay Perry disqualified himself.

Mr. Bibeau has requested a one year extension of his major subdivision based on the Permit Extension Act for the development next to Lennox Run which consists of 42 houses and is fully conforming. Based on the Permit Extension Act they are allowed 3 one year extensions. This will be Mr. Bibeau’s first request. He is requesting an extension beginning January 1, 2016 and ending December 31, 2016. Mr. Taylor made a motion to approve, Mr. Bradford seconded and a roll call vote was held:

George Bradford Yes

Sam Guida Yes

Bill Miller Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

Sue Miller Yes

Tina Nipe Yes

Dan Daly Yes

9-aye 0-no

**PUBLIC COMMENT:** None.

January Meeting Dates:

Reorganization Meeting January 12, 2016 6:30 pm

Regular/Special Meeting January 12, 2016 7:00 pm

Appreciation Dinner January 22, 2016 6:00 pm

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

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary