OLDMANS TOWNSHIP

PLANNING BOARD

February 16, 2016

The regular monthly meeting of the Oldmans Township Planning Board was held on February 16, 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**: Sandy Collom, Dan Daly, Sue Miller, Bill Miller, Jay Perry, Earl Ransome, Steve Smith, Dean Sparks and Cordy Taylor.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Steve Smith, seconded by Earl Ransome and approved by all those who attended the January 12, 2016 meeting.

**CORRESPONDENCE**:

New Jersey Land Conservation Conference – March 18th in Trenton.

**COMMITTEE APPOINTMENTS**:

Environment - Chairman Miller appointed Sue Miller and Sam Guida

Economic Development – Both Cordy Taylor and Steve Smith were appointed at the January meeting. Chairman Miller added Dean Sparks to the subcommittee.

Master Plan Subcommittee – No appointments made at this time since the Board has been working as a whole on the Master Plan.

Farmland Subdivision – The establishment of this subcommittee was recommended by Solicitor Bill Ziegler. The purpose is for farmland assessed items such as lot line adjustments. Chairman Miller appointed Earl Ransome, Sandy Collom, Melinda Taylor and himself to sit on the subcommittee.

**OLD BUSINESS**:

Farmland Preservation Element of the Master Plan – Lou Joyce presented. Previously Oldmans did not qualify for farmland preservation due to quality of soils based on the USDA soil classification system. Mr. Perry questioned whether a ranking system was still in place. Mr. Joyce stated that the state minimum acreage for farmland preservation is 92 acres. Currently there are 15-16 farms that have applied to Salem County to be ranked. Oldmans is part of the county smart growth plan (Planning Areas I and II – which stops at the airport). Planning Area IV, east of the airport, would be a good site for farmland preservation; need to check zoning. Mr. Joyce needs a few more months to work on this element to determine how to include Oldmans’ soil classification in the County farmland preservation plan.

Grading Plan Ordinance Review – Both the Planning Board solicitor and engineer worked together to draft the proposed ordinance. Mr. Tedesco stated that the State has guidelines when over 5,000 sq. ft. of soil is disturbed, but not for smaller amounts of soil disturbance. The Board discussed the ordinance and decided to have Mr. Ziegler prepare a resolution that could be presented at the March meeting.

Camp Pedricktown – Cordy Taylor presented. The Township Committee approved a resolution authorizing Manfredi Bros. LLC as a Redevelopment Authority for Camp Pedricktown. Manfredi is interested in the whole site, not just the portion that the Township currently owns. Manfredi will work with the GSA to procure the Army owned portion. GSA might release the property within one year-need an appraisal and approval from Congress. There is no cost to the Township; an escrow account will be established. The resolution states that the redeveloper has 180 days to amend the Redevelopment Plan.

**NEW BUSINESS**:

Study of Proposed Area In Need of Redevelopment (Block 28.01/Lots 48, 48.01, 49, 50, 51 and 52)

Matrix Development has requested to the Township that this area be considered for In Need of Redevelopment. The Township Committee approved a resolution on February 10th directing the Planning Board to conduct the study. This land transaction is cooperative in nature with no condemnation clauses. The area to be studied is currently Commercial/Industrial and is part of Planning Area II – smart growth.

Mr. Ken Griffin, Matrix, stated that since the land is contaminated (pesticide contaminants) the land qualifies as being in need of redevelopment. Matrix has already tested the site for environmental contamination.

Mr. Joyce stated that the laws have changed regarding IPRA zones. Area only has to meet one of the eight criteria. The cost of the study will be borne by Matrix through an escrow account. Mr. Joyce will prepare an estimate for the March meeting. Ms. Taylor will contact Mr. Ziegler to prepare a resolution allowing Mr. Joyce to do the study. Mr. Smith made a motion to allow Mr. Joyce to commence work on the study and Mr. Ransome seconded.

Roll Call:

Sandy Collom Yes

Bill Miller Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

7-aye 0-no Motion carried.

**PUBLIC COMMENT**: No comment.

**NEXT MEETINGS**: Monday, March 21, 2016 beginning at 7:00 PM

There being no further business, on motion by Cordy Taylor, seconded by Earl Ransome, all agreed to adjourn the meeting at 7:45.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary