OLDMANS TOWNSHIP

PLANNING BOARD

July 20, 2015

The regular monthly meeting of the Oldmans Township Planning Board was held on July 20, 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, Dan Daly, Sam Guida, Sue Miller, William Miller, Anthony Musumeci, and Cordy Taylor.

**MINUTES OF PREVIOUS MEETING**: Motion was made by George Bradford, seconded by Sam Guida and approved by all those who attended the June 15, 2015 meeting.

**CORRESPONDENCE**: None

**COMMITTEE REPORTS**:

Environment - Nothing to report at this time.

Economic Development – Matrix will begin building two warehouses, both spec , Lot 6.03 and Lot 5. Building permits have been pulled for both. The warehouses will be built simultaneously. There is a pre-construction meeting with Tom Tedesco scheduled for tomorrow.

Master Plan Subcommittee – Nothing to report at this time.

Planning Board Engineer – Matrix will be amending Goya’s site plan in regard to the stormwater basin. No work can begin until the escrow account for the basin is made current. Mr. Tedesco recommends bonding the project in the future. Mr. Ziegler stated that the building permit does not have to be issued until the escrow account is out of the negative balance.

Sam Guida - Wanted to know if all contractors were required to be bonded on all Township properties.

Tom Tedesco - Perry had to bond because there were roads and public property that was being transferred to the Township. Matrix is a private site.

Bill Ziegler - Harrison Township requires all projects to be bonded within their municipality while Monroe Township requires very little to be bonded – only public projects. A residential development needs to be bonded since the stormwater system, lights, streets, etc. are public. In a commercial project, the stormwater system can be bonded. The statute reads “the municipality may require” a performance bond. Mr. Ziegler recommended discussing performance bond requirements on a project during final hearing, not the preliminary portion.

Tom Tedesco reported that Cliff Braunstein, Project Manager for NFI/Five Below, has requested an additional driveway on the county road. Trucks will be having difficulty getting into the facility once the fence is up at Rent-a-Center. The fenced area is expected to be in place three to four years.

Mr. Ziegler suggested that NFI appear before the Planning Board requesting an “administrative change.” NFI could post a bond for the temporary driveway. The approval would still need to go to the County as Industrial Drive is a County road. Bill Miller, Logan Volunteer Fire Dept. member, stated that emergency personnel recently toured the building. He agreed that an additional access point to Five Below would be a good idea for emergency vehicles.

**OLD BUSINESS**: Updates given by Township Planner, Lou Joyce:

Redevelopment Zone – He has inventoried the sites, obtaining tax assessments, and getting environmental information from the NJ DEP about the truck stop. He hopes to have a public hearing in September.

Farmland Preservation – Has obtained County farmland preservation history. There are three exceptions that allow farmland preservation:

 1. Significant cluster of commercial agriculture

 2. Soils are suitable for agriculture production

 3. Owners meet eligibility

He believes that Oldmans Township would qualify.

COAH – The Township has submitted plans to the State May, 2007; December, 2007; December, 2008 and most recently May, 2013. The two-year window of immunity expired May, 2015. The Township can go before a judge and request an extension. Depending upon the methodology of determining the number of COAH units required, the numbers of COAH housing are between 260-330 units. Determining factors on whether this is obtainable are sewer service and wetlands.

The Township does have an approved spending plan.

**NEW BUSINESS:** None

**PUBLIC COMMENT:**

Jim Hite

Melby Pollock - Inquired about the construction of Lot 5 at Gateway Business Park; would there be a sound barrier?

Bill Miller - Site Plans are available for review. A buffer for noise and light was approved by the Planning Board.

Jim Hite

Melby Pollock - Concerned about condition of bridge over Beaver Creek and truck traffic.

Bill Miller - Township wants to keep truck traffic by Gateway Business Park, not toward town. The County is responsible for maintenance of the bridge and approvals of any curb cuts.

**NEXT MEETING**: Monday, August 17, 2015 beginning at 7:00 PM

There being no further business, on motion by Cordy Taylor, seconded by Dan Daly, all agreed to adjourn the meeting at 7:35.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary