OLDMANS TOWNSHIP

PLANNING BOARD

June 20, 2016

The regular monthly meeting of the Oldmans Township Planning Board was held on June 20, 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, William Miller, Anthony Musumeci, Tina Nipe, Earl Ransome, Steve Smith, Dean Sparks, and Cordy Taylor

**MINUTES OF PREVIOUS MEETING**: Motion was made by Sandy Collom, seconded by Tina Nipe and approved by all those who attended the May 16, 2016 meeting.

**CORRESPONDENCE**:

New Jersey Planner – March/April 2016 edition

**SUBCOMMITTEES:**

Environment - Nothing to report at this time.

Economic Development Nothing to report at this time.

Farmland Subdivision No applications.

**OLD BUSINESS:**

**Resolution 2016-14** Recommending Changes and Re-Adoption of a Flood Hazard Prevention Ordinance in Accordance with the Directives of the NJ Dept. of Environmental Protection

Cordy Taylor made a motion to approve which was seconded by Steve Smith.

Roll Call Vote:

Sandy Collom Yes

William Miller Yes

Anthony Musumeci Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

6-aye/0-no. Motion is approved.

**Resolution 2016-15** Authorizing Lou Joyce, Professional Planner, to Conduct a Study to Determine Whether Certain Real Property Designated on the Tax Maps of the Township as Block 28.01/Lots 35, 36, 37, 42, 42.01, 43, 43.01, 44 and 45 Qualify as Being an Area in Need of Redevelopment

Cordy Taylor made a motion to approve which was seconded by Dan Daly.

Roll Call Vote:

Sandy Collom Yes

William Miller Yes

Anthony Musumeci Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

6-aye/0-no. Resolution is approved.

**Resolution 2016-16** Resolution Confirming that the Amendment to Camp Pedricktown Redevelopment Sub-Area is Consistent with the Master Plan and the Existing Redevelopment Plan

Cordy Taylor made a motion to approve which was seconded by Anthony Musumeci.

Roll Call Vote:

Sandy Collom Yes

William Miller Yes

Anthony Musumeci Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

6 aye/0-no. Resolution is approved.

**NEW BUSINESS:**

Redevelopment Plan for Salem County Industrial Park (a/k/a Gateway Business Park) – Including Addenda Per 2016 Expansion of the Industrial Park

Lou Joyce presented his findings. In 2000 the Redevelopment Plan began for Gateway Business Park. In 2006 it was amended to include additional lots and to change a couple of bulk standards. The plan is now being considered for a further amendment to include additional lots from the Sorbello farm across the street and to correct front yard setback (from 100’ to 75’). Listed below is a breakdown of proposed changes:

Section 1 Include new lots from Sorbello property

Section 3 Include new lots from Sorbello property

Section 5 Include new lots from Sorbello property

Section 5.2.4 Bulk standards – Streets would be private rather than public and lot frontage could be satisfied by private street.

There was much discussion about the benefits/disadvantages of private ownership of the roads. There was some concern that if the developer and/or owner were to become insolvent, the roads would deteriorate. Mr. Ziegler explained that with commercial properties, abandonment is not as big concern as residential development. Township could use eminent domain if necessary if the road is abandoned. Mr. Joyce stated that not owning the road, saves liability for the Township. Traditionally roads are private in business parks.

It was also proposed that the maximum building height be 75’.

Tom Tedesco suggested that the approved fence height also be addressed from an allowable 6’ to 8’. It was thought that the site applicant would deal with the fence height when they come before the Board.

Section 5.3.2 Signs – two building signs with maximum area of signage of 500 square feet.

Section 5.3.7.1 Developer requested narrower streets. Current 36’ pavement width allows 2-way travel plus shoulder. With the requested 30’ street, there would be no shoulder. Tom Tedesco stated that pavement thickness in the past has been four inches for a base coat. Proposed thickness is three inches.

Section 6 Developer is requesting the use of separate lots for infrastructure and storm water basins.

Lou then presented a conceptual plan of the Sorbello property which brought forth much discussion about access on and off Straughns Mill Road for the site. The Board was not happy with the ingress/egress and thought it should be moved to across the street from Gateway Boulevard. Ken Griffin, principal of Matrix, stated that he is willing to adjust the conceptual plan.

Cordy Taylor would like the following changes to the proposed amended redevelopment plan:

1. Road to new park needs to be across from Gateway and the only access into the new park. No other access off Straughns Mill Road.
2. Is not recommending the decrease in road size of less than 60’ for right of way and less than 36’ for pavement width due to concerns about fire trucks being able to enter the park.
3. Would like landscaping along Straughns Mill Road.
4. Building height of 75 feet is too tall.

The tallest building in the current business park is Mullica Hill Cold Storage at 68 feet. Mr. Griffin stated that he would be fine with a 55 foot maximum building height.

Further discussion ensued regarding mutual ownership of storm water basins, roads and parking lots. Mr. Ziegler stated that the Township could utilize a lien process to remediate any deterioration if the owners default.

Melinda Taylor questioned a proposed use of childcare since certain areas of the farm have been deemed contaminated. Mr. Joyce stated that remediation would have to occur to allow child care.

Cordy Taylor made a motion to approve the proposed amendment to the redevelopment plan subject to the following:

1. Only one entrance allowed into new park which must be across the street from Gateway Blvd.
2. Remove proposed section regarding signs.
3. Remove proposed section regarding streets
4. Change bulk standard for building height from 75’ to 55’.
5. Require landscaping along Straughns Mill which must be maintained.

Steve Smith seconded the motion.

Roll Call Vote:

Sandy Collom Yes

Dan Daly Yes

Sue Miller Yes

William Miller Yes

Anthony Musumeci Recuse

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Recuse

Cordy Taylor Yes

Melinda Taylor Yes

9 aye/0-no. Motion is approved.

**PUBLIC COMMENT:** None

**NEXT MEETING:** Monday, July 18, 2016

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

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary