OLDMANS TOWNSHIP

PLANNING BOARD

November 21, 2016

The regular monthly meeting of the Oldmans Township Planning Board was held on November 21, 2016. Meeting was called to order by Vice Chairman Smith at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: Sandy Collom, Dan Daly, Sam Guida, Sue Miller, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, Dean Sparks, and Cordy Taylor

**MINUTES OF PREVIOUS MEETING**: Motion was made by Cordy Taylor, seconded by Earl Ransome and approved by all those who attended the October 17, 2016 meeting.

**CORRESPONDENCE**:

New Jersey Planner – September/October 2016 edition

**SUBCOMMITTEES:**

Environment - Flooding on Lemke property continues to be a problem. Discussion ensued about the best channel to notify in order to discuss the flooding conditions. It was thought that the County should be brought into the discussion.

Economic Development- Mr. Taylor spoke with Steve Cardon, BRAC, about cleaning up the coal bins at Camp Pedricktown. Should have been done in September but was delayed by NJ DEP. New completion date is anticipated for this winter. Need electric in three weeks in order to run the purging system. Manfredi is not pursuing the purchase of Camp Pedricktown.

Engineer’s Report- Costa Development on Pedricktown-Woodstown Road has finished paving for the first phase. NJ DEP is making the developer re-apply for new Army Corp approval, wetlands approval and other agency approvals in order to continue work on the back half of the property.

**OLD BUSINESS:**  None.

**NEW BUSINESS:** Jet.com – Variance for Sign

Application will be heard at December meeting. Advertised correctly for November meeting but mailings did not go out. Will come before Board in December. Does not have to re-advertise, but will have to send public notice mailings.

Matrix Realty, Inc.

 Block 28.01/Lots 48, 48.01, 49, 50, 51 & 52

 Straughns Mill Road

 Preliminary and Final Major Subdivision

 Application 2016 -06 “Completeness”

Jay Perry has spoken with Mr. Ziegler regarding his eligibility to sit on the Board for this application. It was determined that there was no conflict and Mr. Perry would be able to vote.

Dean Sparks had to recuse himself as his property is located within two feet of the project.

Andy Norin, Attorney for Matrix, reviewed the material with the Board. No public notice was given for this meeting since no decisions were being made, only determining application completeness. Ken Griffin, principal of Matrix, was also in attendance. Three applications were submitted:

1. Subdivision
2. Site Plan for proposed warehouse (Building #1)
3. Site Plan for proposed warehouse (Building #2)

Additionally a variance is being requested for a sign for the warehouse.

Currently the site is made up of five lots. The subdivision will remain with a total of five lots, but the lots will be reconfigured.

The NJ DEP required public access to Beaver Creek as a condition of the wetlands permit. Applicant is unsure of their intended purpose for single family home located at 71 Straughns Mill Road. New lot configuration for house is 3.1 acres; which would not require a variance for lot size.

Planning Board Engineer Tom Tedesco reviewed his letter for completeness dated November 14, 2016. He did not have a problem with the waivers that the applicant was requesting. Some of the requested waivers were typical of this type of project as outside agency approval is still in process of being obtained. Applicant agreed to provide a performance bond at a later date. The applicant agreed to make the requested changes to the site plan per Mr. Tedesco’s letter.

Motion was made by Cordy Taylor, seconded by Jay Perry to declare the application conditionally complete and to grant approval of the requested waivers (#’s 7, 31, 38, 60 and 70 of the application checklist).

Roll Call Vote:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransom Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

9 – aye 0- no Motion approved.

Matrix would like to have the application approved by the end of the year. Mr. Ziegler explained that the Board has two options: 1) schedule two meetings in December or 2) wait until 2017 reorganization meeting is complete as there may be new members on the Board. Ms. Taylor relayed that there are six members whose term expire in 2016. Mr. Taylor recommended waiting until 2017 to allow time for plan review and input from the public. Mr. Perry recommended two meetings in December. Ms. Taylor reminded the Board that it is the responsibility of the members to review the plans prior to the night of the meeting. Following discussion it was agreed that there was not sufficient availability for two meetings in December. The applicant stated that they thought the plan could be approved in one meeting. The public hearing for the application is going to be heard on Monday, December 19, 2016 with an earlier start time of 6:30 pm rather than 7:00 pm. Mr. Norin will write the notice to those landowners within the 200’ list and Ms. Taylor will notice for the new start time of the meeting.

Mr. Tedesco recommended that the applicant did not have to submit revised plans prior to the meeting as additional revisions may be requested at the December meeting. The requested changes in his completeness letter were minor and would not affect the Board’s decision making.

Mr. Tedesco brought up the Airport Safety Zone. Mr. Norin stated that their engineer, Langan, has applied for the proper documentation. The height requirement for the zone is 90 feet and the building is 50 feet.

**PUBLIC COMMENT:** None

Mr. Norin and Mr. Griffin left the meeting.

Mr. Perry brought up the idea of reinstating the DRAB Board as a tool for plan review. Mr. Ziegler stated that a DRAB board would be made up of three members. The DRAB Board is allowed to be structured as allowing public meetings or could be private meetings. Originally the DRAB Board was made up of members from both the Zoning and Planning Boards but with the combining of the Boards, it was disbanded. Mr. Taylor reminded the Board that the reason for the disbanding of the DRAB Board was based on the recommendation of the Township Attorney at the time, John Hoffman, who stated that having a DRAB Board could cause legal issues. The Planning Board discussed the pros and cons of re-establishing a DRAB Board; no final determination was made.

**NEXT MEETING:** Monday, December 19, 2016 beginning at 6:00pm rather than 7:00 pm.

Appreciation Dinner will be held Friday, January 13, 2017.

There being no further business, on motion by Cordy Taylor, seconded by Tina Nipe, all agreed to adjourn the meeting at 8:30.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary