OLDMANS TOWNSHIP

PLANNING BOARD

October 19, 2015

The regular monthly meeting of the Oldmans Township Planning Board was held on October 19, 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, Sue Miller, William Miller, Anthony Musumeci, Earl Ransome, Steve Smith and Cordy Taylor.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Earl Ransome, seconded by George Bradford and approved by all those who attended the September 21, 2015 meeting.

**CORRESPONDENCE**:

New Jersey DEP News Release Regarding Proposed Overhaul to Water Quality Management Planning Rule. This proposed overhaul would grant local municipalities more authority in planning for future wastewater infrastructure.

**COMMITTEE REPORTS**:

Environment - Nothing to report at this time.

Economic Development – The Township Committee approved renewal of the discharge permit for Camp Pedricktown for an additional two years. The renewed permit will be a marketing plus for future developers interested in the property.

Old Elementary School- Jack Swain of Salem County Vo-Tech is supposed to tour the building. The school has the potential to be part of the vo-tech program. If the vo-tech is not interested in the property, the Township Committee will commence with marketing the sale.

Mayor George Bradford has an upcoming meeting with Ken Griffin of Matrix who requested the meeting in order to give the Town an update of their activity.

Master Plan Subcommittee – Nothing to report at this time.

Planning Board Engineer – Lot 5 of the Gateway Business Park should be finished paving tomorrow. Blue Rock Construction will begin erecting the walls the first week in November (“tilt up”). Tom is trying to schedule a preconstruction meeting with Diamond Materials for the Kay Gardens stormwater project. NFI has begun the driveway cut onto Industrial Way.

**OLD BUSINESS**:

1. **Resolution 2015-15**

Gateway Park Urban Renewal Associates (NFI/Five Below)

Block 29/Lot 6.02

5 Gateway Boulevard

Administrative Approval – Proposed New Driveway to Industrial Way

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

Roll Call Vote:

George Bradford- Yes

Sue Miller Yes

William Miller Yes

Anthony Musumeci Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

8-aye/0-no - Resolution approved.

Proposed Grading Plan Ordinance

Typically a grading plan would come into play when there is a “disturbance of dirt” which includes a new home, addition and/or accessory building. Some municipalities trigger the grading ordinance based on the amount of dirt disturbance such as 5,000 square feet which is the number that also triggers outside agency approval such as Soil Conservation. The Planning Board discussed the acreage that would be the trigger for a grading ordinance such as greater than one acre, no grading plan required.

Mr. Tedesco explained that when a septic design is submitted for review, the purpose of that design is to move water away from the septic system and not move the water away from the house. He anticipated that there would be an additional expense of $1,000 to $1,500 to comply with a grading ordinance. An escrow account would need to be set up for the Township Engineer to review the grading plan.

After much discussion, Mr. Taylor motioned for Mr. Ziegler to draft a grading ordinance, not based on lot size, but on dirt disturbance of 5,000 square feet with the allowance of a submission waiver of over one acre of land at the discretion of the Township Engineer. Mr. Smith seconded and the motion and a roll call vote was held.

Roll Call Vote:

George Bradford- Yes

Sue Miller Yes

William Miller Yes

Anthony Musumeci Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

8-aye/0-no - Motion approved.

Minor Subdivision

The Planning Board appeared to be interested in stopping “creeping” subdivisions. Only Alloway has similar creeping subdivision as Oldmans. Existing lots would be grandfathered. The ordinance would be attached to the parcel and not the owner of the lot. A change in ownership would not negate the minor subdivision requirements. An owner would have to apply for a major subdivision. Mr. Smith made a motion that the Planning Board recommend to the Township Committee a change to the Township’s existing definition of minor subdivision, pending Planning Board approval which was seconded by Mr. Taylor and a roll call vote was held.

Roll Call Vote:

George Bradford- Yes

Sue Miller Yes

William Miller Yes

Anthony Musumeci Yes

Earl Ransome Yes

Steve Smith Yes

Cordy Taylor Yes

Melinda Taylor Yes

8-aye/0-no - Motion approved.

**NEW BUSINESS**: None.

**PUBLIC COMMENT:**

Charles Tisa Related to the Board his experience regarding the building of the neighbor’s house and the effect it had on his property in regard to flooding.

There being no further business, on motion by Cordy Taylor, seconded by Anthony Musumeci , all agreed to adjourn the meeting at 7:50.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary