OLDMANS TOWNSHIP

PLANNING BOARD

September 18, 2017

The regular monthly meeting of the Oldmans Township Planning Board was held on September 18, 2017. Meeting was called to order by Chairman Smith at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

**ROLL CALL**: Sandy Collom, Dan Daly, Jason Ferrell, Sam Guida, Anthony Musumeci, Tina Nipe, Earl Ransome, Steve Smith, Dean Sparks and Rae Walzer.

**MINUTES OF PREVIOUS MEETING**: Motion was made by Sandy Collom seconded by Earl Ransome and approved by all those who attended the September 18, 2017 meeting.

**CORRESPONDENCE**: New Jersey Planner – July/August edition

**SUBCOMMITTEE:**

Economic Development - Nothing to report at this time.

Environmental - Nothing to report at this time.

Master Plan - Chairman Smith is looking for volunteers to review the Master Plan which needs to be reviewed every six years. Would also like to add Farmland Preservation Element. Mr. Sparks would like to have an Agriculture Advisory Board made up of 5 people – 3 farmers and 2 non-farmers. Mr. Ziegler stated that an advisory board is an ad hoc committee with no power, only can make recommendations. The Planning Board Farmland Preservation Subcommittee makes the determinations of what areas to preserve and presents to the Planning Board. Nominations will be taken at the October meeting.

Solar Power - Mr. Guida expressed his concerned that Atlantic Electric is not allowing solar power in Oldmans Township. He would like the Township Committee to follow through, such as filing a complaint with the Public Board of Utilities. Both Mr. Bradford and Ms. Taylor had previously met with Bert Lopez, VP of Atlantic Electric earlier in the year to discuss solar power. Mr. Lopez indicted that the infrastructure would be upgraded sometime around 2020. It was suggested that Mr. Lopez come to a Planning Board meeting.

**NEW BUSINESS:**

A & R Ventures LLC

Block 13.01/Lots 3 & 3.01

Pedricktown-Woodstown Road

Major Subdivision Approval Extension

38 Lot Subdivision

Al Costa, owner, sworn in.

Larry DiVietro, engineer, sworn in.

Mr. Costa is requesting a one-year extension of his approval. An applicant is allowed three-one year extensions; this will be the second one-year extension for Mr. Costa. Some environmental permits expired and are in the process of being finalized. Mr. Costa had to refile with NJ DEP which caused a delay of over 10 months; a butterfly study was added as a condition of the approval. Still need final county approval. The plats have not yet been recorded. Mr. Perry made a motion to approve the extension, Mr. Guida seconded and a roll call vote was held.

Roll Call:

Sandy Collom Yes

Sam Guida Yes

Anthony Musumeci Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Mr. Costa then requested the Planning Board to consider the possibility of revising the front section of the approved development. The original approval called for 38 lots in an AR zone with two acre minimums and 200’ lot frontage. Mr. Costa is requesting that the approved 19 lots in front of the stream be made smaller. Would reduce the lot size from 2 acres to average 1.5 acres and increase the number of lots from 19 to 26. Mr. Costa believes this would make the development more marketable as homeowners are interested in smaller lots rather than larger lots.

Mr. Ziegler explained that Mr. Costa is presenting an informal, non-binding review of his proposal. No application is pending. All approvals would have to be presented to the Planning Board with a formal application.

Mr. Guida asked if a feasibility study was going to be done to study tax ratables versus cost to the Township for the increased lot size.

Mr. DiVietro stated that the value of the homes and lots will remain the same.

Mr. Guida asked if the square footage of the homes will remain the same on the smaller lots.

Mr. Costa stated that the square footage of each home is remaining the same. The price range is from the high $300,000 to low $400,000. Septic and well will still fit on smaller lot. Homes will be 4 bedroom with 2.5 or 3.5 bathroom. Soil testing has been completed.

Mr. Daly explained that the elementary school is not at capacity yet and can absorb more students. Growth is needed in order for school programs to survive.

The roads that have already been installed in the front will remain the same; no changes necessary.

Mr. Guida questioned public access to the water but Mr. DiVietro explained that the public access was waived by the NJ DEP.

Mr. Tedesco wanted to make sure that the impervious surface area numbers remain within Township code. It was determined that Mr. Costa would make a formal application to the Planning Board for the downsizing of the lot size and increasing the number of lots in the front portion of the proposed development.

Resolution 2017-140 from the Oldmans Township Committee to the Planning Board

“Authorizing the Planning Board to Conduct an ‘In Need of Redevelopment’ Study for Block 10/Lots 14, 15 and 16 and Block 11/Lots 14, 15 and 17”

The Township Committee has requested that the Planning Board conduct a study for potential redevelopment surrounding the old elementary school. Mr. Ziegler stated that the Board should refer the resolution to the Township Planner, Lou Joyce. Ms. Walzer asked what the reasoning was behind the request for the redevelopment. Mr. Sparks stated that the old school is for sale and owned by the Township. There is one vacant home across the street, with the potential for another vacant home across the street as well Harry Moore’s property which he is willing to sell. Mr. Sparks believes the old school lot would benefit from redevelopment status. Ms. Walzer questioned whether the redevelopment should be on just the school side, rather than cross the street. Mr. Ziegler stated that the use of eminent domain could be determined at a later date. First Mr. Joyce must determine whether or not the proposed area qualifies as an area in need of redevelopment. The Board has three choices once the plan is presented: 1. Agree with the plan, 2. Disagree with the plan or 3. Modify the plan. Mr. Perry made a motion to request Ms. Taylor to send a copy of the resolution to Mr. Joyce to obtain a proposal as the cost of the study is unknown which was seconded by Mr. Daly and agreed to by all.

Mr. Sparks inquired about the status of the redevelopment study for the lots surrounding the Sorbello property. Ms. Taylor would research that request.

FUTURE TOPICS:

Trico JIF – Land Use Board Member Training: JIF will be hosting training for planning board members. Ms. Taylor will notify the Board when training opportunities arise. Typically the Township receives credit on their insurance bill for participating in training classes.

COAH Responsibility Review: When there is a meeting with no applications or other work, the Planning Board can hear from Lou Joyce about the changes to the COAH rules and how it affects Oldmans Township.

Master Plan Review and Farmland Preservation Element – Discussed earlier.

**OTHER BUSINESS:**

**PUBLIC COMMENT:** None.

**NEXT MEETING:** October 16, 2017

There being no further business, on motion by Tina Nipe, seconded by Sandy Collom agreed to adjourn the meeting at 8:20.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary