OLDMANS TOWNSHIP

PLANNING BOARD

August 19, 2019

The regular monthly meeting of the Oldmans Township Planning Board was held on August 19, 2019. Meeting was called to order by Chairman Smith at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: George Bradford, Sandy Collom, Sam Lodge, Sue Miller, Anthony Musumeci, Tina Nipe, Earl Ransome, Mike Tuturice, Rae Walzer and Melinda Taylor.

MINUTES OF PREVIOUS MEETING: A motion was made by Tina Nipe, seconded by George Bradford and approved by all those who attended the July 15, 2019 Meeting.

CORRESPONDENCE: None.

SUBCOMMITTEES: Nothing to report.

OLD BUSINESS:

Resolution 2019-11 Granting “D” Variance Approval to James Selfridge on Application 2018-02 Affecting Property Located at 110-Penns Grove-Pedricktown Rd., a/k/a Block 40/Lot 4

Sam Lodge made a motion to memorialize the resolution, Tina Nipe seconded and roll call vote taken.

Roll Call Vote:

Sandy Collom Yes

Sam Lodge Yes

Tina Nipe Yes

Mike Tuturice Yes

Rae Walzer Yes

Melinda Taylor Yes

6-aye/0-no Resolution approved.

NEW BUSINESS:

Informal Presentation – CTDI Regarding Block 42/Lots 19.01 and 20

Adam Telsey, Esquire, represented the applicant. Two representatives from the company were also in attendance: Keith Montone and Jonathan Friedman. CTDI is a global company with its headquarters based in West Chester, PA. Currently there is a facility located in Swedesboro. The company refurbishes electrical equipment from companies like Comcast, Verizon and Amazon.

The company is looking to build a 750,000 sq. ft. warehouse. The proposed location is located in an AR (Agricultural/Residential) zone. There would be approximately 102 tractor trailer parking spaces, 53 loading docks and 594 parking spaces for employees. The company would employ 500-600 people working 24/7. The night shift would predominately be for cleaning crew. About 10-20 trucks/day would be moving in and out of the facility between 5:00 a.m. and 5:00 p.m.

Mr. Uzdavinis stated that the Planning Board cannot prejudge the application as this presentation is for information purposes only. The applicant would have to make a formal application to the Planning Board for a “D” Variance as well as site plan approval.

Rae Walzer - What would be the environmental impact with respect to the refurbishment/rehab of electronic equipment?

Keith Montone - The company is audited by their vendors. The products that cannot be refurbished and have reached their end of life are recycled. The company has an R2 responsible recycling program which means that 90% of their product gets recycled. Work with the Green Building Council. Stored waste such as spent batteries are recycled.

Tina Nipe - Would the proposed building be in addition to the Swedesboro location or replacing it?

Keith Montone - The Oldmans site would be in addition to the Swedesboro location.

Earl Ransome - How much of the 750,000 sq. ft would be warehouse versus operations?

Keith Montone - Fifty percent (50%) would be a racking system, 20% is for employee services (cafeteria, lobby, bathrooms) and 30,000 sq. ft. is for clean room repair. The workforce is made up of warehouse employees, technicians who repair the equipment and white collar employees (5-10%).

Earl Ransome - How would septic and water be addressed?

Adam Telsey - Hoping to tie into Carneys Point Sewer but ok with septic if Carneys Point doesn’t work out.

Earl Ransome - What type of flammable materials would be in the warehouse?

Keith Montone - Cleaning products are used to clean the refurbished equipment. No bulk storage of solvents.

Earl Ransome - Do employees wear normal clothes?

Keith Montone - Yes, normal clothing with some departments having a PPI code.

Melinda Taylor - Area is not currently zoned for a PILOT program. Is this something the applicant wants?

Adam Telsey - A PILOT program has not been discussed yet.

Rae Walzer - Would the company have an in-house first aid department or rely on local ambulance and fire department?

Keith Montone - Rely on local volunteer organizations.

Earl Ransome - Inquired about their safety record.

Keith Montone - As of June, 2019 the OSHA TIR (total incident rate) was 3.1%. The industry standard is 5.0%

Melinda Taylor - How many houses in the area would be affected by the warehouse?

Adam Telsey - Just the seller’s house.

Sandy Collom - Proposing four entrances into the warehouse?

Adam Telsey - Two entrances for truck traffic and two entrances for employees.

George Bradford - What direction would the trucks be utilizing?

Keith Montone - Trucks would be coming from the NE corridor, Philadelphia, Wash. DC and NY.

Melinda Taylor - How much wetlands on property?

Adam Telsey - A circle of wetalands is in the middle of the site.

Sam Lodge - It was stated that 10-20 trucks would be going in and out each day but there are 150 parking spaces for trucks.

Keith Montone - Some trucks stay overnight for staging.

George Bradford - Number of shifts?

Keith Montone - Five hundred (500) employees:

7:00 am – 3:00 pm 300 employees

2nd shift 100 employees

3rd shift 50 employees

Depending on work load could be open 5-7 days/week.

Rae Walzer - How long has the operation be in Swedesboro?

Keith Montone - Since June, 2017. The building is leased but the company owns a total of 12 buildings, others leased. There are 99 facilities worldwide. The company is 100% family owned. Has been in business for 44 years.

Sandy Collom - Expressed her concern that the road might not be wide enough and may need a deceleration lane.

Rae Walzer - Would the entrance be gated? Trucks have to wait on the side of the road?

Keith Montone - No gates, the trucks can come in and out.

Information Presentation – CleanChoice Energy Regarding 213 Pennsville-Pedricktown Road –Community Solar Project. Catherine Schepp represented the company.

The company is based in Wash. DC with offices in NY, Massachusetts and Ohio. This is a State program whereby residents and renters can tap into a solar system who would be otherwise unable to afford one. The solar panels are not placed on individual roofs, but come through the solar farm. The end user would receive approximately 10% reduction on their electric bill. The company places solar on smaller farms which provides electric to the immediate area – not the whole town. A total of ten subscribers are needed per farm in order to make this model work. The farms are typically 20 acres in size but this proposed site is 14 acres. The Board of Public Utilities (BPU) approves the application and subscribers.

CleanChoice Energy is requesting that the Township submit a letter to be included in the application to the BPU. The company provided a form letter which the Planning Board discussed with some suggested revisions.

Sandy Collom - Any other solar farms in New Jersey?

Catherine Schepp - Currently there are no solar farms in New Jersey.

Sandy Collom - The solar panels are taken away when done?

Catherine Schepp - The program is for twenty (20) years. Solar panels begin to degrade after 25 years.

Sandy Collom - Would the solar farm be rebuilt in 20 years to continue to offer solar?

Catherine Schepp - As this a new program, unknown length of time. The land lease is for 40 years.

George Bradford - Lease is for 14 acres?

Catherine Schepp - Yes 14 acres. No trees need to be cleared.

Melinda Taylor - Who determines the low to moderate households?

Catherince Schepp - Board of Public Utilities. Forty (40%) of the users must be low to moderate income.

Sue Miller - Is there a sign up cost to the user?

Catherine Schepp - No upfront fee, no subscription fee.

Melinda Taylor - What is the radius of potential users?

Catherine Schepp - Oldmans Township and adjacent municipalities.

Ron Uzdavinis - Still need Planning Board approval following Atlantic Electric and Board of Public Utility approval. Will require a use variance and site plan.

Catherine Schepp - There are a total of 7 applications being submitted for the State of NJ.

Rae Walzer - How are the sites determined?

Catherine Schepp - Must be close to a substation

Three (3) phase wire system

Flat land

Dry land

No trees

Not a lot of neighbors

Rae Walzer - Will an easement be needed to run the power?

Catherine Schepp - No, company uses existing wires along road.

Tina Nipe made a motion to authorize the Planning Board to issue the proposed letter, with changes by Mr. Uzdavinis. Sue Miller seconded the motion and roll call vote taken:

Sandy Collom Yes

Sam Lodge Yes

Sue Miller Yes

George Bradford Yes

Mike Tuturice Yes

Anthony Musumeci Yes

Earl Ransome Yes

Rae Walzer Yes

Tina Nipe Yes

Melinda Taylor Yes

10 aye/0 no.

Public Comment: None

There being no further business, on motion by Tina Nipe, seconded by Sue Miller, all agreed to adjourn the meeting at 8:15 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary