OLDMANS TOWNSHIP

PLANNING BOARD

December 17, 2018

The regular monthly meeting of the Oldmans Township Planning Board was held on December 17, 2018. Meeting was called to order by Chairman Collom at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: Sandy Collom, Dan Daly, Sam Guida, Anthony Musumeci, Tina Nipe, Earl Ransome, Steve Smith, Dean Sparks and Rae Walzer. Board Professionals: Tom Tedesco and Ron Uzdavinis.

MINUTES: November 19, 2018: Motion was made by Steve Smith, seconded by Tina Nipe and approved by all those who attended the meeting.

CORRESPONDENCE:

T- Mobile: Invitation per the National Historic Preservation Act and the National Environmental Policy

Act for property located at Block 28/Lot 30 Airport Lane (Sorbello property). T-Mobile is actually interested in the sign at the Truck Stop, not the Sorbello cell tower. Ms. Taylor called the contractor to let them know that the site plan is for the Sorbello property and not the Truck Stop.

Notice of Public Hearing for Logan Township Planning Board on December 13, 2018 Regarding Property

Located at 2600 Oldmans Creek Road, Logan Township. Notice was sent to Oldmans as Oldmans Township is located within 200’ of the site. Purpose of notice was for warehouse parking.

SUBCOMMITTEES:

Economic Development Mr. Musumeci attended a Salem County Economic Development Seminar. The Mayor of Collingswood spoke about rehabilitation; very informative.

Environmental Mr. Guida expressed his concern about the poor drainage in Oldmans Township and the amount of standing water that is harming trees.

Farmland Preservation Mr. Sparks stated that the SDAC made an offer on the Kelly Farm located on Pointers-Auburn Road which is approximately 190 acres.

The Ag Board has not met yet.

OLD BUSINESS:

Application 2018-05

Agro Merchants Group

Block 29/Lot 6.01

3 Gateway Blvd.

Preliminary/Major Site Plan & Variance

This is a continuation of the November meeting. Gary Salber, Esquire, represented the applicant.

Sworn in – Fred Sorbello – Senior Founding Member of Agro Merchant Group

Sworn in – Dan Sorbello – Managing Director of Agro Merchant Group in Pedricktown

Sworn in – Matt Baldino – Engineer for Fralinger Engineering

Sworn in – Mark Littenwalder – Contractor for Primus Builders

The applicant has obtained Salem County Planning Board approval, Salem-Cumberland Soil Conservation approval and has reached out to Carneys Point Sewage Authority for their approval.

Fred Sorbello stated that Mullica Hill Cold Storage began building in Pedricktown in 2007 and Phase II was built in 2014. There is one more expansion left from the final approval in 2007. Mullica Hill Cold Storage became a shareholder of Agro Merchants Group.

Applicant is seeking a variance. The Redevelopment Plan calls for a 75’ setback and they are seeking a 50’ setback.

Mr. Tedesco confirmed that the parking template was submitted to him and he has reviewed it. Only small trucks will be using the loading dock and Mr. Tedesco believes there is sufficient turning radius for the trucks.

The proposed addition is for a separate entity who is an existing customer of Mullica Hill Cold Storage. The addition will hold offices and room for processing. Some of the meat processing will be in the current building which will be annexed off; approximately 16,000 sq. ft. The plant will be cutting and packaging meat; not grinding meat. The Board of Health, FDA, USDA are all involved with site inspections. A grease trap system with a routine pump system will be utilized for by-product runoff.

The office should house about 16 employees and the processing part will have 20-25 people. Mr. Daly was concerned about the safety of the employees – lighting, ADA, crosswalk since the employees will now have to park further away from the building. They will be walking across the truck/auto entrance to the warehouse. The applicant agreed to install crosswalk striping from the warehouse to the parking lot. Handicapped parking is already in place alongside the warehouse but the has agreed to check to make sure there is sufficient handicapped parking.

Mr. Guida wanted to know if the applicant had a backup plan for sewer in case Carneys Point Sewer Authority won’t grant permission for the tie-in. Mr. Littenwalder stated that they are waiting to hear from Carneys Point; can’t proceed without their approval.

Public Hearing:

Pete Talarico What is the truck size going to be close to the warehouse?

Dan Sorbello Class B trucks, not Class C.

Closed to the Public

Summary:

Bulk variance for setback; requesting 50 feet rather than 75 feet and four design waivers: Environmental Impact Statement, Traffic Impact Study, Utility Plan and Profile, and Archeological Study.

Sandy Collom made a motion to approve, Steve Smith seconded and a roll call vote was taken:

Sandy Collom Yes

Sam Guida Yes

Tina Nipe Yes

Steve Smith Yes

Dean Sparks Yes  
Rae Walzer Yes

Melinda Taylor Yes

7 – aye/0 – no

The applicant then requested a Special Meeting in January to memorialize the resolution. They would like to begin construction as soon as possible. Mr. Uzdavinis explained that once the resolution is approved, it must be published and then a 45 day comment period commences. If the applicant begins construction prior to the end of the forty-five day appeal period, they will be proceeding at their own risk. The applicant agreed that they were aware of the appeal period and were willing to take that risk. It was agreed that the Special Meeting would be on Wednesday, January 9, 2019 beginning at 6:30 pm.

OLD BUSINESS CONTINUED:

Area in Need of Redevelopment – Old Elementary School Area

Block 10/Lots 14, 15 and 16

Block 11/Lots14, 15 and 17

S. Railroad Avenue

Public Hearing

Sworn in – Louis Joyce, Planner.

There are eight statutory conditions for a property to qualify as an area in need of redevelopment; of which only one of the eight needs to apply. Three of the eight conditions were found in the area:

* Discontinuance of use of buildings previously used for commercial, manufacturing or industrial purposes (14 S. Railroad)
* Land that is owned by a municipality (1 Maple Ave)
* Areas with buildings or improvements which by reasons of dilapidation, obsolescence, overcrowding, faulty arrangements or design, etc. (20 S. Railroad, 22 S. Railroad and 15 S. Railroad).

The area is located in the VC Zone (Village Commercial). There are other areas within the VC zone that would possibly qualify for a rehabilitation designation.

Rehabilitation: 5 year progressive tax abatement on improvements only

Eminent domain is not an option

Redevelopment: Tax abatement can extend beyond five years

Eminent domain can be an option

Public notice of tonight’s hearing was published in South Jersey Times and all affected property owners were notified. Public hearing is for the designation of the area being declared in need of redevelopment. The Redevelopment Plan would be adopted later.

Sandy Collom Noted two typographical entries that needed to be corrected (page 1 and page 5) which reference proximity to Gateway Business Park.

Rae Walzer Commercial property (14 S. Railroad) is a viable business, collecting rent.

Lou Joyce Based on his observations, he was unsure as to whether or not the property was being used. If being used as storage, it is a non-conforming use according to the VC zone.

Ron Uzdavinis Read a paragraph to the Planning Board stating that inclusion of properties that might not qualify as in need of redevelopment can be included. The Planning Board can approve all the suggested properties or a portion of the properties.

Steve Smith Believes that 14 S. Railroad should not be designated as “B” as the property is in use.

Lou Joyce Agreed to amend the report.

Rae Walzer If declared a Redevelopment Zone, does the zoning stay the same?

Ron Uzdavinis Unless the Township Committee changes the zoning, it stays the same.

Sandy Collom Concerned that being declared a redevelopment zone assists property owners who have allowed the value/appearance of their property to decline. Township is helping owners who don’t care about their properties.

Ron Uzdavinis One of the purposes of redevelopment is for economic and tax stability for all tax payers.

Rae Walzer She would like to see more assistance toward business owners, not derelict properties where the owners let the property go. Other towns (Clayton and Swedesboro) have bettered their business areas with flower boxes and better lighting.

Dan Daly Would like to encourage redevelopment.

Melinda Taylor Would the Planning Board consider just the school being declared as a redevelopment zone?

Dean Sparks Wants to keep all properties, not just one. Start with a large area.

Lou Joyce Redevelopment Plan can be on one or two lots; doesn’t have to be all properties.

Ron Uzdavinis Planning Board can approve all, part or none of Redevelopment Plan.

Earl Ransome Need to look at future, longer term plan; Township has tendency to focus on the short term. Believes the redevelopment would have a mushroom effect.

Steve Smith Does the Township Committee have final authority on the Redevelopment Plan?

Ron Uzdavinis Planning Board can make recommendations to the Township Committee about the Redevelopment Plan but the Township Committee is approval authority. The Township Committee has the authority to change the zone.

OPEN TO PUBLIC

Pete Talarico In favor of whatever would make town more attractive. The elementary school system is a good draw for people wanting to be in Oldmans but the center of town is not appealing.

George Bradford “Pickens Corner” needs to be demolished. The empty lot across from ETC Store has an above ground septic mound. “Earl Graham’s” old place has two IRS liens on it and the Township is trying to foreclose. The old elementary school was supposed to be a community center/townhall. The cost to tear down the old school was estimated at six figures.

Dean Sparks Believes the best use for the old elementary school is office space.

Mr. Sparks made a motion to approve the proposed redevelopment zone, all lots, which Dan Daly seconded. Mr. Uzdavinis said the Township Committee should consider all the Planning Board recommendations. Mr. Joyce agreed to revise the report and resubmit to the Township.

Roll Call Vote:

Sandy Collom No

Dan Daly Yes

Sam Guida Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Rae Walzer No

Melinda Taylor No

7-aye/3-no

**Resolution 2018-14** Granting Variance Approval for Signage for the Second Baptist Church for Placement of LED Sign on Block 36/Lot 39

Dean Sparks made a motion to approve, Steve Smith seconded and roll call vote was taken.

Roll Call Vote:

Sandy Collom Yes

Dan Daly Yes

Sam Guida Yes

Tina Nipe Yes

Steve Smith Yes

Dean Sparks Yes

Rae Walzer Yes

Melinda Taylor Yes

8-aye/0-no Resolution approved.

Dean Sparks Asked Tom Tedesco if Goya was pumping out basin.

Tom Tedesco Yes.

Dean Sparks Road signage is needed for two new warehouses showing Sorbello Road.

Rae Walzer Expressed her concern about the number of tractor trailers that go through town.

Ron Uzdavinis The State is very specific on “no truck traffic.” Only way to close road to truck traffic is to petition based on road conditions.

PUBLIC COMMENT: None

NEXT MEETINGS: January 9, 2019 at 6:30 pm – Special Meeting for Agro Merchants Group

January 22, 2019 at 7:00 pm – Reorganization Meeting followed by Monthly Meeting

There being no further business, on motion by Dean Sparks, seconded by Steve Smith, all agreed to adjourn the meeting at 9:25 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary