OLDMANS TOWNSHIP

PLANNING BOARD

January 12, 2016

The regular monthly meeting of the Oldmans Township Planning Board was held on January 12, 2016. 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**: Sandy Collom, Dan Daly, Sam Guida, Sue Miller, William Miller, Anthony Musumeci, Tina Nipe, Jay M. Perry, Earl Ransome, Steve Smith, Dean Sparks and Cordy Taylor.

**SWEARING IN:** Dan Daly Class IV (alternate) 1 Year Term (School Board Member)

**MINUTES OF PREVIOUS MEETING**: Motion was made by Steve Smith to approve the minutes of December 21, 2015, which was seconded by Jay Perry and approved by all those who attended the December 21, 2015 meeting.

**CORRESPONDENCE**: NJ Planner – November/December issue

**COMMITTEE REPORTS**:

Environment - Nothing to report at this time.

Economic Development – Nothing to report at this time.

Master Plan Subcommittee – The Board would like an update from Lou Joyce for the next meeting in regard to Farmland Preservation and Economic Development Elements.

Planning Board Engineer - Tom Tedesco reported that Matrix will probably stop work on the warehouses and begin again in March. Last pipe was installed today at Kay Gardens. Restoration of yards and paving will be in spring.

**OLD BUSINESS**: None

**NEW BUSINESS**:

Application 2016-01

NFI Real Estate, LLC (Applicant)

Manfredit Cold Storage and Distribution (Property Owner)

Block 29/Lot 6.10

Gateway Business Park

Amended Preliminary and Final Major Site Plan

Adam Telsey represented the applicant. A color aerial photograph and colored rendering were submitted as Exhibits 1 and 2. The application was deemed complete; Earl Ransome made a motion to approve, Dan Daly seconded and all agreed.

NFI is proposing to build a 213,900 sq. ft. warehouse. The following variances have been requested:

Setback: 20 foot front yard when 100 foot is required

Setback: 42 foot side yard when 50 foot is required

Fence: 8 foot fence when 4 & 6 foot is required

Sign: 93 sq. ft. for ground mounted sign when 50 feet is permitted

Sign: 64 sq. ft. for wall mounted sign when 25 feet is permitted

Sworn In: Michael Landsburg, Vice President for NFI Real Estate

Michael Franlinger, Engineer for Fralinger Engineering

Mr. Landsburg informed the Board the reasoning behind acquiring the Manfredi lot; to protect the interest of Five Below building and possible future expansion. At this time NFI is not planning on building the warehouse until they have a tenant, the warehouse will not be built on spec. The warehouse will only be built if there is a demand. The biggest change from the original plan is that the warehouse location has been turned 90 degrees to allow for a larger warehouse.

Mr. Fralinger reviewed various drawings with the Board. There are two environmental constraints on the property: wetlands (150 foot set back buffer) and eagle foraging area (90 meters from woodline). Both of these constraints have been addressed in the new plans. There will be 52 car parking spaces (ordinance requires 43), two access drives and handicapped parking. There will be 32 loading docks with two ramps on each side with a large 60 foot loading area. There is also parking space for 54 tractor trailers, not attached to the building. There are two infiltration stormwater basins on the property.

Fifty-four percent of the lot will be impervious; the ordinance allows 80%. Water and sewer are both available within the Gateway Business Park. There will be inlet piping for the stormwater and roof drains going to the stormwater basin.

The applicant has agreed to comply with Tom Tedesco’s comments in his letter dated January 6, 2016.

Steve Smith - Wanted to know if double parking was typical for tractor trailer parking.

Michael Landsburg - While this type of parking is less than ideal, site constraints make this type of parking available for future tenant.

Jay Perry - Inquired about the cul de sac – is it large enough to allow a tractor trailer to turn around?

Michael Fralinger - Yes, a tractor trailer will be able to turn around in the cul de sac

Dan Daly - Questioned the lighting on the site.

Tom Tedesco - Lighting will be in paved areas and will be half foot candle lighting. The closest home is 1,000 feet away. Fixture heads will throw light down to the ground rather than out. There will be no lighting fixtures on the westerly side.

Response to Engineer Recommendations

SP 4 - Will add note to site plan – will provide handicapped ramp and curb. Waiting for tenant.

SP 5 - #1 No fire loop; not required due to size of warehouse.

SP 5 - #2 Will comply by adding extra fire hydrants

SP 7 - #4 Landscaping – waiting for tenant. Approval will be provided through Planning Board engineer.

SP 4 Grading Plan – Due to seasonal high water table, stormwater basin will be 13 feet in depth. The two basins will be connected by a pipe. Both basins will be dry basins with sand on the bottom. No waterfront development permit is required for this site. A maintenance plan has been submitted.

Cordy Taylor - Would like for slats to be installed in the fence along the back side of the loading dock area. Currently the fence is galvanized chain link. Applicant agreed to install slats where proposed at the south and southwest wall (approx. 430 feet of fence).

Signs - Wall mounted sign to be located on the front northeast corner (away from Lennox Run).

Performance Bond - This topic will be discussed at a future date. Figures are derived from the Engineer.

Open to the Public for Comment – No comment

A five minute recess was called at 8:05 in order for the Solicitor, Arthur “Chip” MacDonald, to revise the resolution. Dan Daly motioned for approval, seconded by Cordy Taylor and all agreed.

8:15 – Cordy Taylor made a motion to reopen the meeting, seconded by Steven Smith and all agreed.

Resolution 2016-01: Amended Preliminary and Final Major Site Plan

Steve Smith made a motion to approve, Sandy Collom seconded and all agreed.

Roll call vote:

Yes - Sandy Collom

Yes - Sam Guida

Yes - Bill Miller

Yes - Anthony Musumeci

Yes - Jay M. Perry

Yes - Earl Ransome

Yes - Steve Smith

Yes - Dean Sparks

Yes - Melinda Taylor

9-aye, 0-no Motion carried.

Resolution 2016-03: Planning Board Solicitor

Cordy Taylor made a motion to approve, Steve Smith seconded and all agreed:

Roll call vote:

Yes - Sandy Collom

Yes - Sam Guida

Yes - Bill Miller

Yes - Anthony Musumeci

Yes - Jay M. Perry

Yes - Earl Ransome

Yes - Steve Smith

Yes - Dean Sparks

Yes - Melinda Taylor

9-aye, 0-no Motion carried.

**OPEN TO THE PUBLIC:** No comment.

Jay Perry wanted to know what was being built behind the municipal building. Construction building for construction office and two garage bays.

**NEXT MEETINGS**: January 29, 2016 6:00 pm Rescheduled Appreciation Dinner

February 16, 2016 7:00 pm Regular Meeting

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

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary

Transcription not verbatim