OLDMANS TOWNSHIP

PLANNING BOARD

March 19, 2018

The regular monthly meeting of the Oldmans Township Planning Board was held on March 19, 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, Sue Miller, Anthony Musumeci, Jay Perry, Earl Ransome, Steve Smith, Dean Sparks and Rae Walzer.

MINUTES OF PREVIOUS MEETING: Motion was made by Steve Smith, seconded by Jay Perry and approved by all those who attended the February 20, 2018 meeting.

CORRESPONDENCE: None

SUBCOMMITTEE APPOINTMENTS:

Economic Development - George Bradford and Anthony Musumeci both attended the Salem County Economic Development Conference. The County is interested in the following projects: Oldmans Airport, Railroad extension to Salem City and a pier in Pennsville for ferry services.

Environment - Noticed truck stop was cleaned up. Would like the airport cleaned up also.

OLD BUSINESS:

Manfredi Cold Storage

Block 40/Lots 6, 7, 7.01 & 7.04

US Route 130

Phasing of Construction

Sworn in: Tom Tedesco/Township Engineer, Frank Manfredi/Owner & Applicant, and Matthew Baldino/Fralinger Engineering

Adam Telsey, Esquire for Manfredi stated that the applicant is seeking approval to phase construction of the approved warehouse. The warehouse was originally approved as 600,000 sq. ft. The Manfredi’s now wish to build the first phase at 84,000 sq. ft. Tom Tedesco has reviewed and prepared a letter outlining certain conditions to the approval. Mr. Telsey stated the owners have no objections to perfecting old items.

Tom Tedesco reviewed items from his letter:

* Parking Stalls – variance was previously granted. Expect 40 employees/shift.
* Undeveloped Site – the remaining undeveloped site will have top soil, seed and will be stabilized.
* Landscaping – a couple of red maples will be relocated. Most of the landscaping will be planted during Phase I 70%). Benjamin Green and Penns Grove-Pedricktown Roads will have their landscaping installed.
* Stormwater- calculations sufficient for Phase I
* Lighting – same, no changes

Matt Baldano – proposed septic system is temporary; as phases Manfredi hopes to build a pump station. Currently the septic system can handle 2,000 gallons/day. Phase II could also be handled by the same septic system. Phase I construction will include the offices and some of the warehouse. Mr. Manfredi stated that the size of the warehouse is market driven. Their home office in Pennsylvania started at 25,000 sq. ft. and is now 500,000 sq. ft. He is unsure as to the exact number of phases that will be built. It was noted that the applicant would have to appear before the Planning Board for approval of each construction phase. It was suggested that the Manfredi’s install a meter to monitor the water usage for the septic system for future water calculations that could be provided to the Salem County Dept. of Health, Septic Division.

Dan Daly expressed his concern that the project was originally presented as a 600,000 sq. ft. warehouse but now less will be built which will account for less tax rateables. It was pointed out that the applicant has not applied for a pilot (payment in lieu of taxes) program.

Mr. Telsey does not know when the next phase would commence. The goal is still 600,000 sq. ft. Mr. Manfredi explained that the Phase I proposal is what they can afford now. Past history has been that there is an expansion typically every three years. The largest size warehouse that can be built with the proposed septic system is 300,000 sq.ft. before needing a new sewer system. Most of the office space will be built during the first phase.

The Planning Board indicated that they would like the house and outbuildings removed prior to the issuance of a Certificate of Occupancy. Mr. Manfredi hoped that site work would begin once the weather breaks.

Summary: Amending Resolution 2017-16 Allowing Build Out in Phases, Specifically Phase I

Mr. Uzdavinis stated the Board is considering an amended final site plan approval, approving Phase I, with future phasing needing Planning Board approval.

* Outside agency approvals still needed
* Bonding still required
* 1 complete stormwater basis in front of building along Route 130 according to original plans and partial buildout of second basin along Benjamin Green and a small portion of stormwater basin along Route 130 will be built also
* House and outbuildings removed prior to issuance of Certificate of Occupancy (which included Bill Miller’s former home). Do not need to post a bond for these demolition projects.

There was some discussion about the legal means for lot consolidation. The Planning Board has requested that the lots be consolidated prior to a Certificate of Occupancy being issued. Mr. Telsey and Mr. Uzdavnis will research the different methodologies of lot consolidation.

Mr. Perry made a motion to approve the commencement of Phase I construction, Mr. Smith seconded and a roll call vote was called:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Anthony Musumeci Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

9 –aye/ 0 –no

OTHER BUSINESS:

A letter was sent to Jason Ferrell in January to see if he was still interested in being a member of the Planning Board. No response was received. Mr. Sparks was asked to appoint another member to serve as Alternate #3.

Dean Sparks – He met with the Township Planner, Lisa Specca, about farmland preservation. She has requested that the Planning Board appoint her as their Planner in order to write the farmland preservation element for the Master Plan. There was some discussion among the Planning Board members about the scope of work that would be needed for the farmland preservation element and the possibility of issuing an RFP. The Board would like to know the cost of the element prior to approval. Mr. Uzdavinis will present to the Planning Board at next month’s meeting what the options would be to hire a planner.

Anthony Musumeci – wanted to know the status of the proposed redevelopment area adjacent to Gateway Park II. Ms. Taylor offered to research the status and present at the next Planning Board meeting.

OPEN TO PUBLIC No comment

NEXT MEETING**:** Monday, April 16, 2018

There being no further business, on motion by Jay Perry, seconded by Sandy Collom, all agreed to adjourn the meeting at 8:30 pm.

Respectfully Submitted,

Melinda Taylor/Planning Board Secretary