OLDMANS TOWNSHIP

PLANNING BOARD

November 19, 2018

The regular monthly meeting of the Oldmans Township Planning Board was held on November 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 (7:10), Sam Guida, Sue Miller, Tina Nipe, Jay Perry, Steve Smith, Dean Sparks and Rae Walzer. Board Professionals: Tom Tedesco and Ron Uzdavinis.

MINUTES: October 15, 2018: Motion was made by Steve Smith, seconded by Tina Nipe and approved by all those who attended the meeting.

CORRESPONDENCE:

Pilesgrove Township – Amending Land Use Code. Pilesgrove is in the process of prohibiting the growth and sale of cannabis through changes to their land use ordinance.

NJ Dept. of Community Affairs – Approval of Redevelopment Zone Located at Block 28.01/Lots 35, 36, 37, 42, 42.01, 43, 44 and 45. Letter was received from the DCA Commissioner authorizing approval of the newly declared redevelopment zone by the Gateway Business Park.

SUBCOMMITTEES:

Economic Development - Nothing to report at this time.

Environment - Mr. Guida suggested that warehouses in Oldmans Township consider solar power as an alternative energy source.

Farmland Preservation - The Ag Board has not met yet, but should be holding a meeting shortly.

OLD BUSINESS:

Application 2018-04

Second Baptist Church

Block 36/Lot 39

26 Pennsville-Pedricktown Rd.

Sign – Variance

Joella Jones, Esquire, represented the applicant.

Earl Ransome was sworn in – Chairman of the Trustee Board.

The church wishes to replace their current dilapidated sign with an LED sign which would be able to have a changeable message. The church is also requesting an increase of size of the sign. The current size is 20 square feet and the new sign would be 32 square feet. The current sign has been there for twenty (20) years. The distance from the curb to the sign would remain the same as the existing sign; exact same location. A variance is being requested for the setback distance. The sign will be 6’7” from the curb line. There have been no problems with road visibility with the current sign location. Planning Board Engineer, Tom Tedesco, has been to the site and does not foresee any sight distance problems. A letter has been received by the County Planning Board which did not have any concerns regarding the proposed sign.

Notices have been sent to all entities listed on the 200’ list provided by the Tax Assessor and public notice has been published in the South Jersey Times.

The amount of full illumination is 930 lumens which equates to a 75 watt light bulb. The sign will be dimmable for evening and will be reduced to 475 lumens at night. The changeability of the sign can be anywhere from 1 second to 24 hours.

PUBLIC HEARING:

Pete Talarico Concerned about brightness at night as his house is close to the church.

Earl Ransome Would like to have the sign lit at night so people will be able to see it but is willing to work on the brightness.

Sandy Collom Is the current sign lit?

Earl Ransome One bulb on each side of the light currently.

Sam Guida Will church sign be the same brightness as the school and Township?

Earl Ransome He doesn’t know the amount of lumens for those signs.

CLOSED TO THE PUBLIC

Jay Perry made a motion to approve the application with the variances which was seconded by Sam Guida and a roll call vote taken:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Jay Perry Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

7 – aye/0-no Application approved.

NEW BUSINESS:

Application 2018-05

Agro Merchants Group

Block 29/Lot 6.01

3 Gateway Blvd.

Preliminary/Major Site Plan & Variance

Gary Salber, Esquire, represented the applicant.

Sworn in: Matt Baldino, Professional Engineer for Fralinger Engineering.

Sworn in: Mark Lichtenwalner, General Contractor, Primus Builder

Agro, formerly Mullica Hill Cold Storage, would like to add 8,000 sq. ft. to their existing building which will be setback fifty (50) feet from the front yard instead of seventy-five (75) feet. The current building is 50 feet from the front yard. The Salem County Planning Board will be holding a public hearing on their application November 20th. No issues are anticipated.

The addition will be two-story office building which will be leased to another company. It is anticipated that the use will be for offices and dry storage for cardboard boxes. Exhibit A-1 2015 aerial view of lot showing current building and proposed addition was presented.

Steve Smith Is there not enough office space currently?

Mark Lichtenwalner Space will be leased to a separate entity. Will be used for offices and processing (lamb and beef).

Sandy Collom Will the addition require new parking spaces?

Mark Lichtenwalner No, sufficient parking is available.

Sandy Collom Can delivery trucks make the turn to the loading area?

Mark Lichtenwalner The site already receiving through the existing dock. Box trucks will be delivering material, not tractor trailers.

This addition is a new request and not a previously approved expansion.

Tom Tedesco The applicant is already in compliance with the number of parking spaces.

Mr. Tedesco stated that 4 waivers are being sought: Environmental Impact Statement, Traffic Impact Study, Utility Plan and Profile; and Archeological Study. Mr. Tedesco recommended approval of the waivers and believes the application should be deemed complete. He requested of the applicant’s engineer, dash lines be placed on the site plan. A roll call vote was taken for completeness:

Sandy Collom Yes

Sam Guida Yes

Sue Miller Yes

Jay Perry Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

7 – aye/0-no Application deemed complete.

Technical Review: Mr. Tedesco reviewed with the Planning Board is letter dated November 13, 2018.

1. Egress and ingress will be shown on the plans

2. Lighting will be shown on the plans

3. Sanitary service will be shown on the plans where it crossed utility lines; helpful for contractors

4. Depth of lines to be installed already on plans.

5. Stormwater calculations – Mr. Baldino stated the amount will be negligible for the basin. Mr. Tedesco questioned the surface flow. Mr. Baldino stated five downspouts will service surface runoff. The locations of the downspouts will be shown on the plans. Steve Smith wanted to know is someone keeping track of the stormwater basin capacity. Mr. Lichtenwalner stated that the footprint of the building is 7,000 ft. and the square footage of the building will be 14,000 feet.

6. Outside agencies – Cumberland/Salem Soil Conservation and Carneys Point Sewerage approval will need to be obtained.

Jay Perry Does Carneys Point Sewerage have enough capacity for addition?

Matt Baldino Didn’t know the capacity of CP Sewerage.

Ron Uzdavinis It would not be up to the applicant to find out what would be full capacity. The Planning Board does not have jurisdiction over an outside agency.

Gary Salber Will provide to the Planning Board a copy of the County report.

Dan Daly Is there sufficient employee parking for shifts and number of employees?

Mark Baldino It is anticipated that 30-40 employees will work day shift 8:00 am - 5:00 pm. Have extra space striped for autos which is currently being used for tractor trailers.

 146 parking spaces available with 49 spaced available for the addition.

Sandy Collom Concerned about turning radius of box truck.

Tom Tedesco Mr. Baldino will send template of turning radius for box truck.

Gary Salber Chemical deliveries will be made about once/month using a box truck.

PUBLIC HEARING

Pete Talarico What type of processing will be going on

Mark Lichtenwalner Product already stored in the warehouse. Tenant will grind meat, repack and store.

Pete Talarico Concerned about contamination of sewer lines when cleaning out the machines

Mark Lichtenwalner Grease traps will be installed and cleanout on plans

Sam Guida Is the Salem County Board of Health involved?

Rae Walzer Original resolution stated cold storage. Does the applicant need a variance for change of use (processing)?

Melinda Taylor Read Chapter 110-20.1 of the Oldmans Code Book which allows inside processing.

Gary Salber All processing will be conducted inside the building

Ron Uzdavinis Salem County Dept. of Health is an outside agency and not within the scope of the Planning Board’s approval. Land use approval only, not outside agencies.

CLOSED TO PUBLIC

Sandy Collom commented that there was no one attending the meeting directly from the company. Many questions were brought up that could be better clarified by a representative of Agro. Mr. Salber left the meeting to call his client. Upon his return Mr. Salber stated that the meeting can be continued to December 17th and a representative from Agro will be in attendance at that meeting.

Mr. Uzdavnis stated that the applicant would not have to re-notify or republish any notices. The December meeting would be a continuation of tonight’s meeting.

PUBLIC COMMENT: None

NEXT MEETINGS: December 17, 2018 at 7:00 pm

 Public Hearing for Old Elementary School Area

There being no further business, on motion by Jay Perry, seconded by Steve Smith, all agreed to adjourn the meeting at 8:15 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary