OLDMANS TOWNSHIP

PLANNING BOARD

November 18, 2019

The regular monthly meeting of the Oldmans Township Planning Board was held on November 18, 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, Dan Daly, Sam Lodge, Sue Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, Mike Tuturice, Rae Walzer and Melinda Taylor.

MINUTES OF PREVIOUS MEETING: A motion was made by Sandy Collom, seconded by Tina Nipe and approved by all those who attended the October 21, 2019 Meeting.

CORRESPONDENCE: First Baptist Church of Pedricktown – Septic Design

New Jersey League of Municipalities – Land Use Law for Electric Vehicle Infrastructure. New State law requiring municipalities to include in their Master Plan a charging station for electric cars. The Board will work on this addition to the Master Plan at a later date.

SUBCOMMITTEE:

Economic Mr. Bradford told the Board that the Township Committee accepted a bid proposal to purchase the old elementary school.

The sale of a portion of Camp Pedricktown is proceeding and should close soon.

OLD BUSINESS: None.

NEW BUSINESS: Application 2019-06

Joan Land, William Schulze and David Schulze (Property Owner)

Communications Test Design, Inc. (Applicant)

252 Pennsville-Auburn Road

Block 42/Lots 19.01Q and 20Q

Use Variance

Mayor George Bradford and Committeeman Anthony Musumeci excused themselves from the meeting and exited the room. For this type of variance a 7 member board is necessary with a total of 5 affirmative votes needed. If the variance is approved, the applicant will make application to the Planning Board for site plan approval.

Adam Telsey, Esquire, represented the applicant Communication Test Design Inc. (“CTDI”). Keith Montone, Director of Risk Management for CTDI was sworn in.

Completeness: Engineer Tom Tedesco stated that application could be deemed complete. Since this is a bifurcated application and if approved, the site plan will be heard at a future date, it was deemed acceptable to grant five waivers to the following items on the checklist:

#9 Site Plan Mapping Requirements

#10 Survey

#14 Site Plan Map Scaling

#30 Location of Wells and Septic Systems

#38 Location of Historic Structures

Sandy Collom motioned to deem the application complete, Tina Nipe seconded and roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

7-aye/0-no Application Accepted

The proposed use will be a 500,000 sq.ft. warehouse. A conceptual plan was shown to the Board and audience. The building would not be built in phases, but built all at once.

Keith Montone oversees the safety, health, transportation and real estate for the company. There are 16,000 associates worldwide. The company works with telecommunications/cable providers, repair electronic components such as cell antennas, modems, I phones and cable boxes. There are 50 facilities in the US with two in NJ: 400 Arlington Blvd., Swedesboro and 2810 Swedesboro Creek, Logan Twp. The business is 100% family owned. In March 2020, it will mark the 45th anniversary of the business.

Exhibit A1 – Photos of current area facilities.

The proposed warehouse would employee 400-450 employees with two shifts. There could be a third “seasonal” shift.

First Shift 60-70% of employees

Second Shift 20-30% of employees

Third Shift 5-10% of employees

Typically a five day work week but seasonal could be seven days per week.

Types of Postions:

Material Handler No experience required

Tester

Repair Tech

General Office Staff Works for customers

Truck Traffic: Inbound/outbound 15-20 trips per day (12 in and 12 out)

Seasonal: 25 trips per day

½ tractor trailers and ½ 26’ box truck

Traffic would be Monday-Friday 6:00 am to 6:00 pm with occasional weekend truck traffic for seasonal runs.

Truck route would be Pennsville-Auburn Road to Route 48 to West 295. The trucks would be instructed to use Exit #4 for both northbound and southbound.

Trucks will be sitting on-site and not allowed to idle on the road.

All work would be done inside the building. Trash/waste is stored inside. There is a large baler for cardboard which is recycled and stored in tractor trailers outside. One to two trash compactors for solid waste (office and cafeteria). Waste removal would be 1-2 times/week. There is no hazardous waste. “Universal” waste such as batteries, are stored in 55 gallon drums. Lithium batteries are recycled. Electronic waste is picked up two times per month and cardboard is picked up two-three times per week.

There would be no noise, fumes or smoke emitted from the warehouse operation.

CTDI wishes to own their facility. Currently they own ten buildings in the United States. They have been located in NJ for four years.

They chose this site for its size and centralized location to their customer base which is north Jersey, Washington DC and PA. Human Resources and Management will be shared with the other two Gloucester County locations. West Chester, PA is the headquarters. They have been looking for an additional site for the past two years.

Planning Board Questions:

Steve Smith Are the buildings leased in Swedesboro or Logan Township?

Keith Montone Both are leased; might closed one of the facilities is this one is approved.

Steve Smith Does CTDI own their trucks?

Keith Montone Bidding on ownership of 200 trucks.

Steve Smith Most trucks will use Exit #7 for northbound traffic as that is closer than Exit #4.

Adam Telsey Company has 100% control over their owned trucks in regard to designating the truck route that they want them to use.

Sandy Collom Will there be fencing around the property?

Keith Montone Some of their buildings have fencing but the Oldmans property will not.

Sandy Collom Parking spaces for 550 spots for 400 employees.

Keith Montone Drawing presented tonight is conceptual; more concise drawings will be available for the site plan.

Tom Tedesco If there is a cafeteria, a septic system will be required?

Keith Montone There will not be a kitchen, only “grab and go” food.

Tom Tedesco Septic or sewer facility?

Adam Telsey Most likely septic system.

Dan Daly What is the entry level position job requirement?

Keith Montone Material Handler (60% of employees) – High school degree

Repair Tech (50-75 employees) – 2 year technical degree

Testers – trained on-site

Offer full-time employment with some temporary staffing.

Dan Daly Would public transportation be available?

Keith Montone Don’t know if it would be available.

Sam Lodge What is the employee turnover rate?

Keith Montone Temporary employees is at 20%

Regular employment is at 4.0%

Dan Daly Does the company recruit locally such as local high schools, college or job fairs?

Keith Montone Yes, use job fairs and partnered with Veterans Administration.

Jay Perry Nice facility with no smoke stacks but a commercial facility in farm area. Concerned about farmers will be in tractors moving slowly along the roads.

Adam Telsey The property in question is located in an AR (Agriculture/Residential) area.

Earl Ransome Interaction between other warehouses, will they use Exit #7 rather than Exit #4?

Keith Montone Each building is dedicated to one or two customers. There is zero business interaction between other buildings. Material is not exchanged between the two warehouses.

Earl Ransome Are there customers in mind for this facility?

Keith Montone Have an idea for a customer.

Tine Nipe made a motion to open the discussion to the public, Jay Perry seconded and all agreed.

Public Questions: (Each member of the public was sworn in when addressing the Planning Board)

William Miller Former Planning Board member. Believes the Board should follow the Master Plan. He sold his house to a developer because it was located in a commercial/industrial zone.

Frances Talarico Agrees with Bill Miller. Afraid that truckers/employees won’t use Route 48. Poor road conditions, more trash. Gateway Business Park has over 1,000 employees in the neighboring area. What is gained by the Township to have another warehouse when we already have them? Lights reflect off the buildings to residential areas and septic concerns.

Mandi Cassidy Thirty year resident. Oldmans is an agriculture community. Center Square Road in Logan Township has vacant buildings. Who would be responsible once vacant?

Adam Telsey Unknown as to responsibility.

Keith Montone Business has been around for 44 years. Family owned business.

Cordy Taylor Former Planning Board member. Negative criteria needs to be addressed. For this type of variance there should be no detriment to public and Master Plan.

Steve Wilson Doesn’t agree with commercial sprawl. Trucks will take the shortcut at Exit 7, plus employee traffic.

Catherine Nachbar What is the benefit to the Township?

Adam Telsey Employment, tax money and provides a vocation to employees.

Keith Montone Company is very good neighbors, invested in the community, very philanthropic.

Patrick Kille Grew up in Pedricktown. Bought home in country, doesn’t want warehouses. Resale value of home would be hard.

Jennifer Dohner Levels of education/pay rates?

Keith Montone Staring salary $13-15/hour

Forklift $16-17/hour

Tester $18-20/hour

Repair $60,000-75,000 (salary)

Brandon Dammers Worked in Pureland. What is the sustainability and/or energy responsibility?

Keith Montone Not a LEEDS participant, but they do have LED lighting, waterless urinals, zero waste to landfill and pallets are recycled. No solar panels yet.

Adam Telsey A long term pilot is not being sought. Short term pilot is undecided. Not a redevelopment project.

Cory Clement Questioned road, traffic control and infrastructure.

Adam Telsey Will be addressed during site plan application.

Cory Clement Has been in the area twenty years. This is a commercial project in a farm area.

Frank Mongiello Concerned about traffic. Is a traffic light coming in the future?

Ron Uzdavinis Township or County would have to decide about the possibility of a traffic light.

Steve Smith County determines whether a traffic light is warranted at the Gateway Business Park. So far, it has been determined that it is not warranted.

SueAnn Leighty Realtor in the community. Homes are hard to sell in the area. Might be building more homes in the future as Oldmans is the only municipality in the area with land.

David Murphy Been a resident for six years. Afraid value of home will drop. Loves living in Oldmans but concerned about additional traffic and trash. 54,000 cars pass on Main Street/Auburn in one week. Camp Pedricktown is a good spot for warehouses and a new warehouse is going up on Route 130. Road conditions will deteriorate. There are vacant buildings in Swedesboro and Logan Township.

William Schulze There was more traffic on the road back to Dupont then what is currently being proposed. Trucks will use Exit 4 which is 1-2 miles away and will only pass one working farm. Development is coming.

Earl Ransome made a motion to close the public session, Tina Nipe seconded and all agreed.

Jay Perry Has been on both sides of the fence. Sold his farm for development. Need to go to County for Farmland Preservation. There are only two farmers left in Oldmans Township.

Steve Smith made a motion to deny the variance application, Sandy Collom seconded and roll call vote was taken (a yes vote is agreeing to deny granting the variance):

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry No

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

6-aye/1-no Application denied.

Both George Bradford and Anthony Musumeci returned to the meeting.

Sandy Collom Asked about Farmland Preservation.

Jay Perry County does not recognize Oldmans Township for farmland preservation. Sassi Farm in Pilesgrove was preserved through the State. Oldmans has one farm, DuBois Farm, preserved because whole farm in Carneys Point was preserved.

Steve Smith Dean Sparks is the liaison for farmland preservation.

Appreciation Dinner: Second Friday, January 2020.

Rae Walzer Signs at Penns Grove-Pedricktown Road keep getting taken down.

NEXT MEETING: December 16, 2019

Appreciation Dinner – January 10, 2020 (second Friday)

There being no further business, on motion by Jay Perry, seconded by Mike Tuturice all agreed to adjourn the meeting at 9:45 pm.

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary