OLDMANS TOWNSHIP

 PLANNING BOARD MEETING

FEBRUARY 18, 2020

The Regular Meeting of the Oldmans Township Planning Board was held on February 18, 2020. Meeting was called to order by Chairman Steve 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, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, Mike Tuturice and Rae Walzer.

MINUTES OF PREVIOUS MEETINGS:

ReOrganization: A motion was made by Jay Perry, seconded by Earl Ransome and approved by all those who attended the January 21st meeting.

Regular: A motion was made by Earl Ransome, seconded by Jay Perry and approved by all those who attended the January 21st meeting.

Mr. Uzdavinis thanked the Board for his re-appointment.

CORRESPONDENCE:

Woolwich Township – Master Plan Amendments Public Hearing February 20, 2020

SUBCOMMITTEE: Melinda Taylor and Sandy Collom volunteered to be on the Farmland Preservation Subcommittee.

Econoomic - Old elementary school – meeting with prospective buyer in March.

 Camp Pedricktown – still in due diligence; close to a sale.

OLD BUSINESS:

**Resolution 2020-10** Granting Minor Site Plan Approval to Mandi Cassidy on Application 2019-05 Affecting Property Located at 62 N. Railroad Avenue, Block 8/Lot 15

Roll Call Vote:

George Bradford Yes

Sandy Collom Yes

Anthony Musumeci Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

8-aye/0-no Resolution approved.

NEW BUSINESS:

**Application 2020-01**

Triple Net Investments LVII, LLC

Industrial Way

Block 29/Lot 6.09

Amended Preliminary Site Plan & Design Waivers

Jay Perry recused himself.

Michael Floyd, Esquire represented the applicant. George Reeves, Project Manager and Developer from J. G. Petrucci Co., Inc. (which owns Triple Net Investments LVII, LLC) and Jesse Dougherty, Engineer for Marathon Engineering & Environmental Services, Inc. were sworn in. The public notice was published in the South Jersey Times February 8, 2020. In 2014 a preliminary site plan was approved for a 99,000 square foot warehouse. This application is for a larger warehouse.

Completeness:

As previously requested by Mr. Tedesco, the following material was provided to deem the application complete: environmental impact statement, traffic study, photos, historic structure (previously submitted), cross section profiles (no new proposed roads) and archeological study (previously submitted). The applicant has submitted applications to the DEP. Mr. Tedesco is recommended deeming the application complete, with the exception of approvals from the DEP.

Sandy Collom made a motion to deem the application complete, subject to approval DEP approvals, Tina Nipe seconded and roll call vote was taken:

George Bradford Yes

Sandy Collom Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

8-aye/0-no Application deemed complete with exception of DEP approvals.

Technical:

Mr. Reeves testified that currently there are four developments in Logan Township. The proposed warehouse in Oldmans will be built on spec; may have single or multiple tenants.

Mr. Dougherty reviewed the site plan with the Board. The lot is 8.3 acres. The proposed warehouse would be 107,000 square feet with 22 loading spaces, 69 vehicle parking spaces (original approval at 22 spaces) with 3 ADA parking spaces. The loading, lighting and parking will be on the opposite side of any residential neighbor. The building height will be 42’.

Stormwater from the roof will go underground to lessen water travelling to the stormwater basin. An LOI was approved in 2019. Flood Hazard Area has been defined as well as wetlands. A GP6 permit from the DEP is allowing .7 acres to be filled.

Two Design Waivers: 1. Requesting Belgium block for curbing rather than cement/concrete.

2. Truck parking space to be 13.5’ rather than 15’ specified

Site Sign: will be a 7’ (high) x 6’ (width) monument sign. The sign will be a one-way facing sign.

Floor Plan: includes office space and utility room

55.5% impervious coverage; allowed up to 80%.

Mr. Tedesco reviewed with the Board the written response from Mr. Dougherty, dated February 17, 2020. Each item listed on Mr. Tedesco’s technical letter dated February 14, 2020 was addressed by Mr. Dougherty. In summary, the applicant has agreed to all the recommended changes requested by Mr. Tedesco. The applicant did verbally agree to supplement the landscaping along the residential lot line with additional trees.

Mr. Ransome expressed his concern about the check valve being used on the stormwater system. In future years that valve due to lack of maintenance and/or age and the parking lot will flood causing hazardous conditions.

Mr. Daly requested clarification on the type of trees being used in the landscaping plan as the 2014 resolution stated white pine trees to be planted and the current application lists blue spruce. It was generally agreed that Mr. Tedesco will review the landscaping plan and that a combination of trees will be used as a buffer along the residential lots.

Mr. Daly motioned to go into public session, Mr. Ransome seconded and all agreed.

PUBLIC COMMENT: (All those who asked a question/made comments were sworn in)

Justin Adams Asked that the visual aids be turned toward the audience.

John Sandine Represents NFI who owns Five Below and the spec warehouse at 9 Gateway. Concerned about cars parking on the side of the road along Industrial Way. There are no signs prohibiting parking or stripping.

Tom Tedesco Spoke with County about installation of no parking signs; the Township had approved a resolution requesting the no parking signs along Gateway Blvd and for the curbs to be painted.

George Bradford The no parking signs and painting of the curb are the responsibility of County. Once the no-parking signs are installed then parking tickets can be issued.

Jeff Moore Will there be any additional fire hydrants?

Jesse Dougherty Yes, they will be on-site.

Jeff Moore 4” connection?

Jesse Dougherty Yes

Tom Tedesco Will have Jeff Moore review the plans on behalf of the fire company.

Justin Adams Concerned about the fire company having access around the building since there is no road going around. While Logan Fire will be the first responder that fire company does not have a ladder truck. The ladder truck comes from other Salem County municipalities.

Triple Net hopes to begin construction summer, 2020.

CLOSED TO PUBLIC

Mr. Bradford made a motion to grant preliminary approval, subject to Mr. Tedesco’s requirements and approval of the two design waivers, Mr. Musumeci seconded and roll call vote was taken:

George Bradford Yes

Sandy Collom Yes

Sam Lodge Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

9-aye/0-no Preliminary approval granted, along with two design waivers, subject to Mr. Tedesco’s requested changes.

OTHER BUSINESS:

Mr. Perry wanted to know if a four-way stop could be installed at the intersection of Perkintown Road and Straughns Mill. Ms. Taylor stated the Township would first have to pass a resolution requesting the four-way stop and send the resolution to the County as both roads are County owned. Mr. Bradford agreed to have the resolution ready for the March Township Committee meeting.

Ms. Walzer wanted to know if the car dealership in Auburn is abiding by their approved resolution. The site looks like a junkyard which was not part of the approval. Ms. Taylor will inspect the site to see if a letter needs to be sent.

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

Respectfully Submitted,

Melinda Taylor

Planning Board Secretary