OLDMANS TOWNSHIP

 PLANNING BOARD MEETING

July 20, 2020

The Regular Meeting of the Oldmans Township Planning Board was held on July 20, 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, Dan Daly, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, and Melinda Taylor. Also in attendance Board Solicitor, Ron Uzdavinis and Engineer Tom Tedesco.

MINUTES OF PREVIOUS MEETINGS: Minutes needed to show that Jay Perry was in attendance. A motion was made by George Bradford, seconded by Jay Perry and approved by all those who attended the June 15th meeting.

CORRESPONDENCE: Press Release from Oldmans Agricultural Advisory Board Chair Dean Sparks regarding the status of farmland preservation in New Jersey.

SUBCOMMITTEE:

Economic Development Nothing to report at this time.

Environmental Nothing to report at this time.

NEW BUSINESS:

Oldmans Township School

Block 9/Lot 5

10 Freed Road

Site Plan – Storage Building

Travis Pummer, Architectural Designer for Radey Associates, was sworn in. This is a courtesy presentation to the Planning Board as the applicant is the Oldmans Township Board of Education. Dan Daly recused himself since he is a member of the School Board.

The school proposes building a masonry storage building to replace the 8’ x 40’ shipping container that is currently being used for storage. The new building will be 16’ x 40’ and placed at the same location as the shipping container. The masonry will match the school building. The placement of the storage building meets Oldmans Township setback requirements. There will be one exterior light sconce facing the school. The site plan was previously submitted to the NJ State Board of Education and approved.

 Roll Call Vote:

George Bradford Yes

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

7-aye/0-no. Site Plan Application approved.

Dan Daly returned to the Board.

OLD BUSINESS:

Application 2019-07

Triple Net Investments LVII, LLC

Block 29/Lot 6.09

Gateway Business Park I

Final Major Site Plan Approval

Sworn in: Michael F. Floyd, Esquire, Attorney for Archer Law, PC; George Reeves, Applicant’s Project Manager and Jesse Dougherty, PE Engineer for Marathon Engineering & Environmental Services, Inc.

Jay Perry recused himself since he was a former owner of the site.

The following exhibits were admitted:

A-1 Aerial Photo of Site

A-2 Site Plan

A-3 Signage Detail Sheet

The applicant is proposing to build a 107,000 sq. ft. warehouse. Three ADA parking spaces will be available along with 67 vehicular parking. The size of the parking space is 13.5 x 60. The applicant agreed to additional landscaping by planting two rows of trees.

NJ DEP has granted their approval, as well as the Salem County Planning Board. The Salem County Soil Conservation District and Carneys Point Sewer Authority approvals are both pending.

Per Tom Tedesco’s recommendation the site will be lifted 14”-18” to match the 100 year flood requirements. There will be a reduction in the amount of impervious surface.

Tom Tedesco requested that the plans show the placement of the sign with setbacks. Once site begins construction it is possible that some trees might be moved to better buffer the neighboring residence. The applicant will be responsible for the same number of trees, but the placement may change.

Earl Ransome questioned whether the 8” paving was sufficient for the weight of the trucks.

Jesse Dougherty stated that they have used this type of paving before. It is the responsibility of the site owner to maintain the parking area.

Jeff Moore, Fire Chief for Logan Volunteer Fire Company, has reviewed and approved the plans and for the quick connect. The applicant agreed to install the building number on the building to be used for emergency management.

George Bradford made a motion to grant final approval, Anthony Musumeci seconded and a roll call vote was taken.

Roll Call Vote:

George Bradford Yes

Dan Daly Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

7-aye/0-no. Application approved.

Jay Perry returned to the Board.

Application 2020-03

Matrix Salem Land Development LLC

Block 28.01/Lots 65 and 66

Gateway Business Park II

Site Plan Application and Two “C” Variances – Preliminary & Final

The following individuals were sworn in: Ray Aquino, Director of Land Development for Applicant; Michael Fralinger, PE Site Engineer for Fralinger Engineering; PA Brendon Leadbeater, AIA, Architect for Pratt Design Studio, LLC; and Karl Pehnke, PE, PTOE, Traffic Engineer for Langan Engineering. Francis J. Brennan, III, Esquire, Attorney for Brennan Law Firm, represented the applicant.

Michael Fralinger began the meeting with Exhibit A-1 (aerial photo showing improvements). Lot 65 will be used for the stormwater basins and common driveway which is already in existence. Lot 66 is currently farmland and will be used for the warehouse. There is a 150’ wetlands buffer and 500’ waterfront development buffer, both of which have been approved by the NJ DEP. The NJ DEP is currently reviewing the LOI. The lot is approximately 30 acres, 15.1 acres are developable. Maximum impervious surface is 80%; this warehouse will be less than that.

Jay Perry asked if there was an Eagle Foraging buffer similar to what was found across the street. Mr. Fralinger stated that it not applicable for this site.

Exhibit A-2 Proposed Site Plan. The warehouse will be 584’ x 36’ at approximately 149,500 sq. ft. Pedestrian sidewalks will be along vehicle parking. The building will be set up for 1 or 2 tenants. Three options for “flex” parking:

 Option #1 21Tractor trailer parking stalls

 Option #2 11 Tractor trailer parking stalls and 131 vehicle stalls

 Option #3 Eliminate tractor trailer parking; provide for 149 cars

No over land stormwater runoff from the building; all underground to basin from roof runoff. Lighting around perimeter with cut off shields. Landscaping around parking islands and front of building (shade trees, cedar and evergreen buffer). Double row of evergreens 20’ on center about 4’ high. Landscaping berm will be built.

Requesting C-1 variance for front yard setback – want 71’versus 75’ allowed. Variance needed due to topography and environmental restrictions.

Also requesting a variance for an illuminated sign and size of sign. According to Township code, the sign may not be illuminated and the maximum size of a building sign is 25 sq. ft. Applicant is requesting approval for a sign up to 150 sq. ft. The tenant may choose either an interior or exterior illuminated sign, but not both.

Dan Daly expressed his concern about the size of the proposed building as it is below industry standards. Ray Aquino stated that it will be harder to lease but they won’t construct the building until a tenant is available.

Exhibit A-3 Ground Floor Plan. Brendon Leadbeater, Building Architect, presented what the building would look like. There would be two office spaces – one in each corner of the building and 36 dock doors.

Exhibit A-4 Elevation of Building. Would look similar to existing building in complex. Made with precast concrete.

Exhibit A-5 Proposed Warehouse Building. Rendering of building office entryway. Applicant agreed to install building number on top of warehouse to be used for emergency management.

Karl Pehnke, Engineer for Traffic Study, reviewed their findings. The Traffic Impact Study was dated May 20, 2020. The data for the study was collected in March, 2020 prior to the Covid outbreak. Peak hours are 6:45 – 7:45 am with 45 – 50 vehicles per hour and 3:00 – 4:00 pm with the same number of vehicles. In order to change the stop sign to a stop light there would need to be a sufficient number of traffic signal warrants in order for the County to make that change. Currently the intersection of Gateway Blvd. does not meet any of the traffic warrants. Interchange 295 continues to hold up.

Jay Perry wanted to know if the intersection of Straughns Mill and Perkintown Road were part of the traffic study. Mr. Pehnke stated that they only looked at Route 295 to Gateway Blvd.

Tom Tedesco then reviewed his report. ADA parking will be close to the offices. Mr. Tedesco would like to see a sign directing truck traffic to the bays rather than through pedestrian parking. The applicant was amendable to the signage directing truck traffic if the building was going to be used for a single tenant. Fire Chief, Jeff Moore of Logan Volunteer Fire, had previously reviewed the plans for fire hydrants and approved.

Ron Uzdavinis stated to the applicant that per the DEP requirements, the Stormwater Maintenance Plan now needs to be recorded at the County level.

Dan Daly wanted clarification about the landscaping and berms. Would like to protect the public from the stormwater basin. Tom Tedesco stated that there would be a maximum of 6” of water in the basin.

Public Hearing: (All members of the public were sworn in individually when addressed)

Bonnie Lemke Her property is the lowest on the creek. Wanted to know if the stormwater runoff would be going to a retention pond or directly to the creek.

Mike Fralinger The stormwater plan was approved by the NJ DEP. The runoff will stay in the basin and then goes to the creek which will reduce water running off into the creek.

Bonnie Lemke Concerned about amount and speed of traffic on Straughns Mill.

Kevin Norton Since this warehouse is spec building, how long is the variance good for.

Steve Smith Variance would be in effect. Any changes would have to be approved by the Planning Board.

Kevin Norton Believes there would be too much light leaving the site.

Steve Smith Lighting is designed to be 0% at the property line.

Public Hearing Closed

Kevin Norton Wanted more clarification about the duration of an approved variance.

Ron Uzdavinis The variance/applicant is protected from ordinance changes for two years after final site plan approval resolution. If Township changes ordinance after two years expires, and the warehouse has not been built, applicant can request an extension of their approval. The duration of a variance is governed by State laws – Municipal Land Use Law.

Jay Perry made a motion to approve preliminary and final site plan and two variances, George Bradford seconded and roll call vote was taken.

Roll Call Vote:

George Bradford Yes

Dan Daly No

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

7-aye/1-no. Application approved preliminary and final approval.

PUBLIC COMMENT: No comment.

There being no further business, on motion by Tina Nipe, seconded by Earl Ransome all agreed to adjourn the meeting at 8:55 pm.