OLDMANS TOWNSHIP

PLANNING BOARD MEETING

August 17, 2020

The Regular Meeting of the Oldmans Township Planning Board was held on August 17, 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, Sue Miller, Anthony Musumeci, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, and Melinda Taylor. Also in attendance Board Solicitor, Ron Uzdavinis and Engineer Tom Tedesco.

NEW BUSINESS:

Lubrizol Corporation

Block 38/Lot 12.01

76 Porcupine Road

Bulk Variance and Waiver of Site Plan Approval

Michael Fralinger, Esquire, Attorney for Capizola, Pancari, Lapham & Fralinger, represented the applicant. Currently there are two existing wooden office trailers being used for office space onsite. Due to an OSAH audit in 2018 it was determined that the wooden structures were not in compliance as they were not fire resistant nor blast resistant. The two wooden trailers will be replaced with a 1,440 sq.ft. steel modular office building which will be blast rated and fire rated. Two bulk variances and a waiver of site plan review are being requested.

Sworn in:

Michael Galaton – Lubrizol Plant Manager

Steve Nardelli – Engineer/Planner

Mr. Galaton stated the two trailers will be replaced with one building. The site is industrial. The location of the proposed building is the only site available due to proximity to of infrastructure such as water, electricity and sewer.

Mr. Narelli explained to the Board the requested setbacks. Due to the lot’s irregular shape the side yard setback is 34.2’ and 36.1’. The existing trailer is even closer to the side yard then the proposed trailer. The lot is an irregular shape. The other variance is for proximity to other buildings at 6.2’, 17.2’ and 17.3’. A 50’distance per industrial zoning is not feasible. This is similar to neighboring companies within the industrial complex.

C-1 Variance (hardship) – Irregular shaped property

C-2 Variance – advancing zoning purposes, secure people at the site and site to be safer than before. No detriment to the public good. Located in industrial area and all three companies work on the same site. Office building is an allowable use in the industrial zone.

Sandy Collom How long have the existing trailers been on the property?

Michael Fralinger According to the OSHA report, 30 years.

Earl Ransome Will drainage be relocated?

Steve Nardelli Runoff will be directed back into the stormwater system.

Dan Daly What will happen with the concrete sidewalks?

Mike Galaton All concrete will be pulled up and removed. New concrete will be installed. They plan to build a walkway over the swale. All regulatory requirements will be met with regard to stormwater management. May make the swale larger.

Waiver of Site Plan – no impact on parking, vehicular traffic, or pedestrian walking. The new office building will be 63’ larger than the existing square footage of the current two trailers.

Mr. Tedesco did not have any comments.

Jay Perry Is approval needed from any outside agencies?

Michael Fralinger Only approval at the Township level.

Ron Uzdavinis In certain circumstances the Planning Board can waive site plan review.

Earl Ransome Concerned about stormwater drainage.

Tom Tedesco Applicant requested a site plan waiver so stormwater drainage will not appear on current plans. There should be no increase in runoff. He is willing to review the stormwater plans when available and a requirement can be included in the resolution for review/inspection of stormwater plan.

Mike Galaton Both the host site facility and the railroad will be reviewing the stormwater plan. An engineer was hired to design the stormwater system.

It appeared to be the consensus of the Planning Board that as a condition of approval, the stormwater plan would be reviewed by Tom Tedesco as well as an inspection post construction, prior a Certificate of Occupancy being issued.

Mr. Bradford made a motion to approve the two requested variances for side yard set back and distances to other buildings, as well as the waiver of site plan approval, in addition to Mr. Tedesco’s review and approval of the stormwater drainage plan and corresponding post construction inspection prior to issuance of the Certificate of Occupancy. Mr. Musumeci seconded the motion and roll call vote was taken:

Roll Call Vote:

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

9-aye/0-no. Application approved.

MINUTES OF PREVIOUS MEETINGS: A motion was made by Tina Nipe, seconded by Jay Perry and approved by all those who attended the July 20th meeting.

CORRESPONDENCE: Logan Twp. – Affordable Housing Overlay

SUBCOMMITTEE:

Economic Development Mr. Bradford indicated that the sale of a large portion of Camp Pedricktown has been consummated. The buyer is a derivative of Pan Pac out of Carneys Point.

Environmental No report at this time.

OLD BUSINESS:

**Resolution 2020-14** Approving Site Plan Affecting Property Designated on the Tax Maps of Oldmans Township as Block 9/Lot 5

Earl Ransome made a motion to approve, Tina Nipe seconded and roll call vote was taken:

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. Resolution approved.

**Resolution 2020-15** Granting Amended Final Site Plan Approval to Triple Net Investments LVII, LLC on Application 2020-01 Affecting Property Located at Industrial Way, Designated on the Tax Maps of Oldmans Township as Block 29/Lot 7.09

George Bradford made a motion to approve, Mr. Musumeci seconded and roll call vote was taken:

Roll Call Vote:

George Bradford Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

6-aye/0-no. Resolution approved.

**Resolution 2020-16** Granting Preliminary and Final Site Plan Approval to Matrix Salem Land Development, LLC on Application 2020-03 Affecting Property Located on Straughns Mill Road, Gateway Business Park II, Designated on the Tax Maps of Oldmans Township as Block 28.01/Lots 65 and 66

Mr. Perry made a motion to approve, Mr. Ransome seconded and a roll call vote was taken:

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. Resolution approved

There was some discussion as to the proper name for the newest portion of Gateway Business Park, whether it was knowns as Gateway Business Park East or Gateway Business Park II. Ms. Taylor will check the plans that were submitted to verify.

PUBLIC COMMENT: No comment.

There being no further business, on motion by Tina Nipe, seconded by Jay Perry all agreed to adjourn the meeting at 7:30 pm.