OLDMANS TOWNSHIP

PLANNING BOARD MEETING

JANUARY 19, 2021

The Regular Meeting of the Oldmans Township Planning Board was held on January 19, 2021. Meeting was called to order by Chairman Sandy Collom 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, Mike Tuturice, Steve Smith, Melinda Taylor and Barbara Wilson. Also in attendance Michael Aimino, Esquire and Tom Tedesco, Engineer.

MINUTES OF PREVIOUS MEETINGS: A motion was made by Steve Smith, seconded by Tina Nipe and approved by all those who attended the December 21st meeting.

CORRESPONDENCE: None.

OLD BUSINESS:

**Resolution 2021-09** Granting Preliminary and Final Major Site Plan Approval to New Tax Ratable LLC on Application 2020-07 Affecting Property Located at 46 Penns Grove-Pedricktown Road, also known as Block 37/Lot 2

Steve Smith made a motion to approve the resolution which was seconded by Tina Nipe and roll call vote was taken.

Roll Call Vote

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

8 aye/0 no. Resolution is approved.

**Application 2020-08**

Matrix Salem Land Development LLC

Block 28.01/Lots 62 and 65

Sorbelllo Drive

Major Site Plan for Warehouse – Technical

Michael P. Fralinger, Esquire for Capizola, Pancari, Lapham & Fralinger, P.A. represented the applicant.

Sworn In:

Brendan Leadbeater, Project Architect

Tiffany Morrissey, Professional Planner

Ken Griffin, Principal for Matrix Development

Karl Pehnke, PE, PTOE for Langan Engineering

Ray Aquino, PE, LEED AP for Matrix Development

J. Michael Fralinger Jr., PE for Fralinger Engineering PA

Ken Griffin spoke of the history of the Gateway Business Park. He has been involved with the project since its inception twenty-two years ago. Within the business park there is a total of 12 buildings of 3.3 million square feet.

Michael Fralinger, Engineer, stated the proposed building would be 60,500 square feet at 275’ x 225.’ There would be 15 loading docks, 63 car parking, 3 ADA car parking with 41 parking spaces to be constructed and 22 banked. Per municipal code a total of 13 car parking spaces would are required. There are two access driveways off Sorbello Road.

Stormwater drainage will be underground piping with discharge to the two existing basins; no further modifications to the basins will be necessary to accommodate the proposed building.

Applicant will be maintaining the same landscaping that currently exists but will be shifted to accommodate the new building.

The property is zoned IPRA; a warehouse is a permitted use.

Four Bulk Variances are being requested:

Per Code Requested

Front Yard Set Back 75 ft. 45 ft. (along Straughns Mill)

Front Yard Set Back 75 ft. 33.14 ft. (along Sorbello Road)

Side Yard Set Back 59 ft. 10 ft. (along Lot 63)

Sign Variance 25 sq.ft. 150 sq. ft.

Upland Waterfront permit has been approved by NJ DEP. Salem County Planning Board has approved the plan as there are no changes to the County Road (Straughns Mill).

Site Circulation – Trucks can use either of the two access driveways; cars will only use the first driveway which is 120 feet from Straughns Mill. Tractor Trailers with a wheelbase of 67 (approx. 73’ long) could turn into the driveway. There is a dedicated turn lane in existence on Straughns Mill Road. The first access driveway is 35’ wide and the top access driveway is 50’ wide. The first truck ramp will be for the trash compactor. No on site truck parking; trucks can only park at the dock doors. Trucks have to be scheduled to come in and out of the docks.

Previously the lot was approved as banked parking for 62 cars. Currently there is sufficient parking in the newer business park and the banked parking is not needed. Ken Griffin believes the smaller warehouse space is marketable to a local distributor as “flex space” such as for food.

Outside agency comments have been received from Carneys Point Sewer Authority and Cumberland/Salem Soil Conservation.

Traffic Study by Karl Pehnke. The intersection of Straughns Mill and Sorbello Road/Gateway Blvd. was studied to see if a signal was warranted which at this time does not meet the criteria for a signal light. During morning and evening peak hours is it anticipated that 24 cars and 5 trucks would come down Sorbello Road per hour. Traffic study was completed in 2020. Both the 295 Interchange and the intersection of Sorbello & Gateway can handle the increased traffic from the proposed warehouse.

The second driveway is 300’ from Straughns Mill Road.

Tiffany Morrissey, NJ Professional Planner – Ms. Morrissey has been a planner for 20 years and has her own consulting firm. She reviewed the four bulk variances that were being requested (C-1 hardship and C-2 benefits of zoning advanced).

C-1: Minimum lot size requirement has been met as the lot is 4.5 acres. The lot is triangular in shape causing the hardship at the back two corners of the building.

C-2: Provides completion of the build out of the business park, meets open space requirement (50% allowed; only using 30%), development close to highway an in existing business park and has marketability. The sign variance is consistent with other signs within the business park.

Michael Fralinger (engineer) stated the lots were reconfigured in 2017. At that time the County required that Sorbello Road and Gateway Blvd. align which caused a hardship in the shape of the lot.

Technical Review by Tom Tedesco, Planning Board Engineer. In the past the Planning Board approved a 20’ variance for an interior road at the older Gateway Business Park. Mr. Tedesco recommended a lot line adjustment toward Lot #63. Mr. Griffin stated that Lot #63 has been sold and Matrix no longer owns it so a lot line adjustment would not be feasible. Currently Lot #63 meets the fire code requirements of distance to property line. Mr. Tedesco then reviewed his technical review letter with the Planning Board members. The applicant agreed to the changes that were addressed in Mr. Tedesco’s review letter with the exception of the lot line adjustment.

Public Hearing

Robert List Wanted to know if the developer could do something for the community such as the construction of a park for public use.

Michael Aimino, Esq. There was a change in the law in past years that makes that type of transaction illegal.

Robert List The project is not feasible without the variances.

Kevin Norton If the building was moved back five feet that would be even closer to the property line. Oldmans residents can’t build five feet from the property line.

Michael Fralinger(Engineer) If building were moved the setback numbers would be 6’ and 29’ from the property line.

Matthew Cassidy Does the stormwater management plan also include the other buildings?

Michael Fralinger (Engineer) Yes, includes other approved buildings. There will be underground pipes and the stormwater basin can hold the runoff.

Matthew Cassidy What would the tax benefits be for the warehouse.

Melinda Taylor The Planning Board does not have the authority to discuss a Pilot Program. Any tax benefits would come from the municipal Tax Assessor.

Justin Adams Building is too big for the lot, as well as the sign. Has concerns about traffic.

Closed to the Public

Anthony Musumeci asked that the building number be installed on the building, similar to what was already done on the other buildings. Need for emergency services. The applicant agreed to the installation of a building number.

Michael Fralinger, Esquire, presented his closing argument for the granting of the variances. The building is not in a residential neighborhood but rather an industrial park. Buildings must be separated 40-50 feet for fire code and that requirement has been met. The proposed building will be 90 feet apart from the neighboring building. Sorbello Road is an internal road. The building meets the industrial intent. C-1 and C-2 criteria have been met. Neighboring property owners within the business park have not issued any complaints about the potential warehouse.

Both Dan Daly and Steve Smith expressed their concern about the first driveway access in relation to tractor trailers causing the traffic flow to slow down at the entrance of Sorbello Road and/or trucks to park along Sorbello Road.

The applicant and its professionals, along with the Planning Board Engineer, Tom Tedesco, conferred about the possibility of making changes to the site plan such as moving the building back five feet from the front property line and the changing the first driveway to cars only with trucks using the second entrance. The applicant agreed to have the first driveway cars only and the second driveway for trucks only. Signage will be installed to notify the cars and trucks of their respective entrances. The applicant also agreed to move the building back 5 feet to allow more front yard setback off Straughns Mill Road but will decrease the setbacks in the back of the building to less than ten feet but greater than five feet.

George Bradford made a motion to approve the four bulk variances with the following conditions:

* Decrease first driveway down to 25 feet.
* Signage at first driveway to state “no truck traffic/car’s only.”
* Wall sign may be illuminated.
* Additional landscaping as proposed
* Review by Fire Company in regard to number of hydrants and placement.
* Installation of building number sign similar to other buildings
* Well abandonment approval from the State of New Jersey
* Recordation of Stormwater Maintenance Plan at County Recorder’s Office.

Anthony Musumeci seconded the motion and a roll call vote was held:

Roll Call Vote

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith No

Melinda Taylor No

Michael Tuturice No

6 aye/3 no. Application approved for technical review.

PUBLIC SESSION: No comment.

Chairperson Sandy Collom made an announcement stating that the application for NJ Oldmans NJ LLC will be heard at the February 16th meeting and that the location will be at the Oldmans Township Elementary School.

There being no further business, on motion by Anthony Musumeci, seconded by Steve Smith all agreed to adjourn the meeting at 9:40 pm.

Respectfully Submitted,

Melinda Taylor

Secretary