OLDMANS TOWNSHIP

PLANNING BOARD SPECIAL MEETING

MARCH 22, 2021

A Special Meeting of the Oldmans Township Planning Board was held on March 22, 2021. The 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, Earl Ransome, Steve Smith, Mike Tuturice, Melinda Taylor, Rae Walzer (via teleconference) and Barbara Wilson. Also in attendance: Ron Uzdavinis, Planning Board Solicitor and Tom Tedesco, Planning Board Engineer.

NEW BUSINESS:

**Application 2021-03**

Matrix Salem Land Development LLC

Block 28.01/Lots 62, 63 and 65

Straughns Mill and Sorbello Road

Major Site Plan – Tractor Trailer Parking

Michael Fralinger, Esquire for Capizola, Pancari, Lapham & Fralinger, represented the applicant. Lot 62 was previously granted approval for a warehouse. A prospective tenant for Lot 63 contacted Matrix requesting more tractor trailer parking. The prospective tenant is tied to Walmart which is the other tenant of Lot 63. Prospective tenant does the logistics for Walmart and is currently located in Swedesboro. Prospective tenant requested additional 66-68 more tractor trailer spaces; the site plan before the Planning Board has 67 parking spaces. Access to Lot 62 will be from Lot 63. The proposed tractor trailer parking is smaller than the previous banked car parking that was approved a few years back. Additional landscaping will be added to Lot 62.

Sworn In: Raymond Aquino, PE, LEED, AP of Matrix Development Group and Matrix Salem Land Development LLC

Michael Fralinger, Jr., PE, CME of Fralinger Engineering PA

Karl Pehnke, PE, PTOE of Langan Engineering

Completeness: Tom Tedesco

Applicant has requested four waivers: outside agencies, environmental impact (previously submitted with former application), bonding estimate (applicant did provide) and archeological study (previously submitted with former application). Mr. Tedesco recommended declaring the application was complete.

Sandy Collom made a motion to deem the application complete, George Bradford seconded and a roll call vote was taken:

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

9-aye/0 no. Application deemed complete.

Technical:

Exhibit A1 – color rending of site

Lot 62 will have 67 tractor trailer parking spaces. The parking spaces will be 11 ½’ x 55’. Drainage and runoff will go to the inlets. Site lighting will be installed around the perimeter. One (1) design waiver is being requested: curbing. The applicant proposes to put curbing only where pertinent, where the runoff will be. No variances are being requested.

Tom Tedesco reviewed his technical findings with the Board:

Site Plan Applicant agreed to remove the tractor trailer parking spaces that were in question.

Light poles will be moved.

Dead trees currently at the site will be removed and replaced.

Red Cedars can be planted in lieu of Honey Locust trees.

Impervious surface is less than the previously approved banked car parking lot.

Traffic Study – no significant changes anticipated.

Mr. Tedesco recommended that monetary bonding not be a requirement for this project since a structure will not be built. Only requiring an escrow for site inspections.

There was discussion about whether or not an easement would be required between Lot 62 and Lot 63 for access. Mr. Fralinger, Esquire, will check to see if necessary.

Mr. Pehnke stated that no new curb cuts would be needed. There would be no new employees.

PUBLIC HEARING COMMENT:

Robert List How long is the lease?

Ray Aquino Five-ten year lease with extensions if desired.

Robert List Will applicant have to come back to the Planning Board if they want to go back to building a warehouse?

Michael Fralinger, Esq. The applicant had to choose which approval to accept so going with the parking lot now. If Matrix wants to build a warehouse later, that would require additional approvals from the Planning Board.

Arthur Maurizio Expressed his concern about the truck traffic in Oldmans.

Matthew Cassidy Stated his preference for a warehouse over a parking lot. A warehouse would be good for the tax base. More development is needed to sustain things like emergency services.

CLOSED FOR PUBLIC COMMENT

George Bradford made a motion to approve the application with the following conditions: replace dead trees, change honey locust trees with red cedars and installation of concrete bollard by far right parking area. Sandy Collom seconded the motion and roll call vote was taken:

Roll Call Vote - Technical

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Anthony Musumeci Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Melinda Taylor Yes

Rae Walzer Yes

9-aye/0 no. Application approved.

Mr. Fralinger, Esquire, asked if the Planning Board was willing to approve a conditional or temporary resolution on that same night. The resolution could be amended at the April meeting. The applicant is in the process of finalizing approvals with the County Planning Board and Cumberland/Salem Soil Conservation. Approvals should be within one week. Requesting a condition resolution so that the parking lot can commence pushing dirt. Mr. Uzdavinis stated that if the Planning Board was willing to approve a conditional resolution it would be subject to future review and modification at the next meeting.

Sandy Collom made a motion to grant conditional approval with future review and any amendments to be addressed at the April meeting. Steve Smith seconded the motion and roll call vote was taken:

**Resolution 2021-11** Granting Conditional Preliminary and Final Site Plan Approval to Matrix Salem Land Development, LLC on Application 2021-03 Affecting Property Located on Straughns Mill Road and Designated on the Tax Maps of Oldmans Township as Block 28.01, Lots 62, 63 and 65

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

Rae Walzer Yes

9-aye/0 no. Resolution approved.

There being no further business, on motion by Steve Smith, seconded by Sandy Collom all agreed to adjourn the meeting at 7:40 pm.

Melinda Taylor

Secretary