OLDMANS TOWNSHIP

PLANNING BOARD MEETING

August 1, 2022

A Special Meeting of the Oldmans Township Planning Board was held on August 1, 2022. 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: Sandy Collom, Dan Daly, Sue Miller, David Murphy, Tina Nipe, Earl Ransome, Steve Smith, Dean Sparks, Barbara Wilson and Melinda Taylor.

Professionals: Ron Uzdavinis, Solicitor and Tom Tedesco, Professional Engineer.

MINUTES OF PREVIOUS MEETINGS: A motion was made Steve Smith, seconded by Tina Nipe and approved by all those who attended the July 18, 2022 meeting.

CORRESPONDENCE: New Jersey Planner – May/June 2022 edition

PREVIOUS BUSINESS

Resolution 2022-14 Resolution Granting Prelminary and Final Major Site Plan Approval for PLDCF NV I LLC, Affecting Property at US Route 130 and Artillery Avenue, Designated on the Tax Maps of Oldmans Township as Block 45/Lots 5.01, 5.05, 5.06 and 5.09

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

Roll Call Vote:

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

7-aye/0-no

NEW BUSINESS:

2022-03

Pierson Marina LLC

Block 1/Lot 10

10 US Route 130

Use Variance

Dean Sparks, Mayor, David Murphy, Deputy Mayor and Dan Daly, Alternate excused themselves from the meeting.

Louis Cappelli, Jr., Esquire, represented the applicant.

Applicant is seeking a use variance for construction and storage of pilings. Applicant is also requesting a site plan waiver. The pilings are needed for the wind energy project.

The following individuals were sworn in:

Dave Fedor – Project Manager for Pierson Construction

Rob Baccala – Executive Vice President, Pierson Construction

Frederick Stuart – Civil Engineer, Pierson Construction

William Thompson, P.L.S. – Land Surveyor, Pierson Construction

Scott Warren – Business Development Director, Pierson Construction

Chad Saunders – Vice President & Co-owner of Precast Systems Inc.

Tim Kernan, P.E., P.P. – Engineer and Planner, Colliers Engineering

Dave Fedor explained that the Oldmans property was purchased in 2018. The property is used as a contractor’s yard. Since purchasing, the property has been cleaned up, the building rehabbed, new bulk head installed along the water and the creek dredged, all with NJ DEP and Army Corp approval.

Exhibits:

A-1 Variance Plan

A-2 Google Earth photo of site and surrounding area

A-3 Picture of building

A4-A7 Pictures of current site conditions

Rob Baccala stated that discussions with the State EDA for wind energy began in late 2021, early 2022. Project will have economic benefits to Salem County by creating 1,500 jobs to local employees.

Chad Saunders stated PreCast Systems is located in Allentown, NJ. Company manufactures concrete for bridges, marina, NJ DOT and Turnpike Authority. Pilings will be 105’ to 123’ long and will weigh 1,000/lb per foot. A crane will move the pilings onto a barge to be shipped to Lower Alloways Creek.

* 1-2 flatbed trucks per day delivering reinforced steel
* 10-11 concrete trucks per day
* 10-12 cars per day for employees
* Concrete coming from plan on Route 130 in Gloucester County
* South Jersey union labor – haul labor, ironworkers and dock builders
* Operation hours Monday – Friday 6:00 am – 3:00 pm or 7:00 am – 4:00 pm
* Concrete bed will be 460’ long
* Four (4) pilings cast at a time
* No impact on neighboring properties
* Steel coming from South Carolina over Delaware Memorial Bridge or Commodore Barry.
* Project should take one year for this phase; need to make 683 pilings
* Trash bins will be available for employees
* 20’ cubic roll off will be available for heavier waste
* Concrete waste will be recycled
* Steel scraps will be recycled
* Form oil will be used to spray inside form on three sides
* Finishing agent (80% water) will be used on concrete. Chemicals will be contained.
* Pierson Construction owns the barges that will transport the piers.

Tim Kernan, Professional Planner reviewed his report with the Board and audience members.

Exhibit A-8 Colliers Planning Report

Exhibit A-9 Google Earth Photo

Property is 18 acres. Currently there are concrete pads and gravel surfacing for the piers. Area is surrounded by industrial uses. The proposed use is beneficial to the community since the piers will be used for the wind energy project.

PUBLIC COMMENT

Frank Mongiello Expressed his concern about the houses along Route 130 and the effect that this project would have on them. Concrete trucks will cause a back up on Route 130. Worried about cleaning out concrete trucks and concrete waste.

Tom Gilmore Oldmans Creek is a pristine waterway. Neighboring business Quala Tank Wash is very mindful of the creek. Pierson removed trees and the DEP was called. Mr. Gilmore has environmental concerns about the project. Also questioned noise level during hours of operation.

Chad Saunders Crane moving pilings has a beep alarm similar to other construction equipment. The crane will not be moving all the time. Other noise will be similar to trucks and trailers at Quala Wash.

CLOSED TO PUBLIC

Completeness

Tom Tedesco, Planning Board Engineer, stated the application was complete. Steve Smith made a motion to deem the application complete which was seconded by Earl Ransome and roll call vote was held.

Roll Call Vote:

Sandy Collom

Sue Miller

Tina Nipe

Earl Ransome

Steve Smith

Barbara Wilson

Melinda Taylor

7-aye/0-no Application deemed complete

Technical

The waterfront development, bulk heads and wetlands delineation were all approved by the NJ DEP. Mr. Tedesco has toured the site for stormwater and containment. There is room for employee parking. It was determined that water is available at the site through an existing well; no public water. There is not a septic system but port-a-johns will be available for employees.

Applicant is requesting waiver of site plan and well as a “D” use variance. The proposed resolution would state that the approval is solely for this concrete project as stated on the application.

“D” Variance – Steve Smith made a motion to approve, Tina Nipe seconded and roll call vote was taken:

Roll Call Vote:

Sandy Collom

Sue Miller

Tina Nipe

Earl Ransome

Steve Smith

Barbara Wilson

Melinda Taylor

7-aye/0-no “D” Variance granted

Wavier of Site Plan – Tina Nipe made a motion to approve, Sue Miller seconded and roll call vote was taken:

Roll Call Vote:

Sandy Collom

Sue Miller

Tina Nipe

Earl Ransome

Steve Smith

Barbara Wilson

Melinda Taylor

7-aye/0-no Site plan waiver granted

Review of Proposed Township Committee Ordinance 2022-05 “Trailers and Portable Storage Containers”

The Planning Board discussed the Ordinance 2022-05. While sheds are governed by the NJ Uniform Commercial Code (Construction Office); shipping/portable containers are not. A zoning permit would be required for either a shed or storage container. The Planning Board was tasked with making recommendation to the Township Committee as to whether the proposed ordinance is in compliance with the Master Plan. If the Township Committee does not agree with the Planning Board’s recommendation, the Committee must give reason for departing from the recommendation. Following discussion, the Planning Board made the following recommendations:

* Shipping/portable storage containers would be allowed for farmland assessed properties.
* Properties that currently own a shipping/portable storage container prior to the adoption of the ordnance would be allowed to keep the container, but upon a change of ownership and/or occupancy, the property must be brought into compliance and the shipping/storage container must leave and not remain on the property.
* Property owners may apply to the Planning Board for a variance to permanently use a shipping/storage container.

Dean Sparks updated the Board about the recent approvals by the Carneys Point Planning Board for two applications to build a total of 1.7 million sq. ft. of warehouse off Route 40 and Forrest Lane. Kelly Farm, which borders Oldmans Township, was also sold for a 2,000,000 sq. ft. warehouse project.

NEXT MEETING: Monday, September 19, 2022

There being no further business, Tina Nipe made a motion to adjourn, Sue Miler seconded which was agreed to by all to adjourn at 9:10 pm.

Melinda Taylor

Secretary