OLDMANS TOWNSHIP

PLANNING BOARD MEETING

July 18, 2022

The Regular Meeting of the Oldmans Township Planning Board was held on July 18, 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, Jay Perry (7:10), Earl Ransome, Steve Smith, Dean Sparks, Mike Tuturice, 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 June 20, 2022 meeting.

CORRESPONDENCE: Public Notice from S. Harrison Township

Public Notice from Carneys Point

SUBCOMMITTEES:  
Economic Development Nothing to report.

Environmental Nothing to report.

Farmland Preservation Nothing to report.

NEW BUSINESS:

2022-02

PLDCF NJ I, LLC

Block 45/Lots 5.01, 5.05, 5.06 and 5.09

Route 130 & Artillery Ave. (Camp Pedricktown)

Preliminary and Final Site Plan – Warehouse

David Murphy recused himself.

Jennifer Johnson, Esquire, represented the applicant. The following professionals were sworn in:

Joseph Michiels, P.E. (Civil Engineer), Paul Mutch P.E. (Traffic Study) and Axel Anderson representing Crow Holdings (contracted purchaser of PLDCF).

Applicant is requesting major site plan approval. Lots will be consolidated into one lot of approximately 39.32 acres. A 435,760 square foot warehouse has been proposed for the site. The building will be “spec” with no known tenants. While there is proposed landscaping along Route 130, some areas cannot be fully planted due to wetlands.

Exhibit A-1 – Color rending of overall site plan

Artillery Avenue is a private road. There will be two access points to the warehouse off Route 130. Artillery Avenue will be adjusted (widened) to allow trucks. The car entrance will be separate from the truck entrance. New Jersey Dept. of Transportation approval will be needed. The site will have 92 truck bays and parking for 121 trucks, and 270 spaces for car parking. Artillery will be reconstructed and curbed to the end of the building; not the whole length of the road which needs to allow runoff.

The utilities for the site will be well and septic. PLDCF is working with New Jersey American Water about the possibility of using the existing water tower OR building a new water tank.

Requested Waivers:

#22 – Environmental Impact Statement – LSRP currently under review.

#53 – New Jersey American Water – Company does not have capacity; will use water tank.

#54 – NJ DOT Approval – will provide upon receipt by the NJ DOT

#57 – Utilities – Water and sewer; requesting partial waiver; private lines, not public.

#60 – Soil Borings – No contractor has been selected. Anticipate soil importation.

#65 – Road Paving – requesting partial waiver; Artillery Road is private

#66 – Open Space – N/A all privately owned

#70 – Archeological Study – former military base; heavily disturbed in the past.

The Planning Board previously approved a subdivision on this property. The deed/plat was not perfected and the subdivision is no longer needed.

Completeness:

Steve Smith made a motion to deem the application complete, Tina Nipe seconded and a roll call vote was taken:

Roll Call Vote:

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

8-aye/0-no Application deemed complete.

Technical

Paul Mutch, P.E. (Traffic Study) reviewed with the Planning Board the traffic study findings. Two access points meet the NJ DOT requirements. Driveways are designed to State specifications. NJ DOT is aware of the potential of future warehouses at the site.

Tom Tedesco asked about the water tank height. If needed, the tank would be less than 75’. If using the old water tank, would replace the water pipeline. A recorded easement would be necessary.

At this time the applicant does not wish to apply for any signage. Will let tenant apply.

A geotechnical analysis will be completed on Artillery Drive.

Septic – if needed, will apply for an ejif permit.

Fire hydrants will be reviewed by Logan Volunteer Fire Company Chief – Jeff Moore. He will review the plans for compatible fire hydrant fittings.

Landscaping – NJ DEP is requiring a 150’ buffer beginning at the property across the street, and crossing Route 130 into Camp Pedricktown. DEP is allowing applicant to add plantings in the buffer (trees and shrubs) as well as cut and maintain the buffer zone.

Stormwater basin – will meet NJ DEP requirements. Revised plans will meet green infrastructure requirements. Stormwater maintenance plan will be recorded at the County.

Applicant agreed to comply with Tom Tedesco’s letter. Applicant also acknowledged the 2.5% COAH fee that will be assessed.

Artillery Avenue is owned by a PLDCF entity who will allow easements for Crow Holdings. The easement will need to be submitted to the Planning Board for review by Tom Tedesco and Ron Uzdavinis. At this time there are no plans to add a shoulder to Route 130 as there will be less than 100 trips; maybe later when the whole park is fully developed.

Steve Smith made a motion to open the discussion to the public, Earl Ransome seconded and all agreed.

Public Hearing

Pam Passick Questioned water tank location, location of existing wetlands and if a berm could be built where the wetlands buffer ends. Possible to make the building smaller?

Joseph Michiels Area after wetlands buffer will be used for parking. Will be providing landscaping.

Pam Passick How far will the building be from Route 130?

Joseph Michiels Approximately 350 feet off Route 130.

Pam Passick Number of trucks going in and out per day?

Paul Mutch IG trips for peak hours are 10 truck trips/hour.

Pam Passick When will warehouse be built?

Axel Anderson End of 2023/beginning of 2024

Jeff Moore Would he be allowed to meet with the fire protection design team for the warehouse? Would like to see a copy of the risers. Parapet at the top of the building should be 42”. If glass windows, need fall protection.

Axel Anderson Yes, Chief can meet with fire design team.

Closed to Public

Requirements Proposed

Maximum Building Coverage 50% 28%

Maximum Impervious Coverage 80% 58%

Will remove current fence.

Earl Ransome quested the proposed placement of the water tank. Mr. Michiels stated that the water lines are already in that area. The tank will be a low-profile tank set on the ground and will be used for fire protection only. Should be about 25-30’ tall.

Steve Smith made a motion to approve the application for preliminary and final approval, subject to outside agencies approvals; Sandy Collom seconded the motion and roll call vote was taken.

Roll Call Vote:

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

8-aye/0-no Application approved.

David Murphy returned to the meeting.

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

After some discussion, a motion was made by Tina Nipe, seconded by Sue Miller and agreed to by all to table the ordinance until the next meeting to allow more time for the members to review.

Next Meeting: Monday, August 1, 2022 – Special Meeting for Pierson Marina LLC.

There being no further business, Jay Perry made a motion to adjourn, Earl Ransom seconded which was agreed to by all to adjourn at 8:30 pm.

Melinda Taylor

Secretary