OLDMANS TOWNSHIP

PLANNING BOARD MEETING

October 17, 2022

A meeting of the Oldmans Township Planning Board was held on October 17, 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, Tina Nipe, Jay Perry, Earl Ransome, Steve Smith, Dean Sparks, Mike Tuturice, Rae Walzer, 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 September 19. 2022 meeting.

CORRESPONDENCE: New Jersey Planner July/August Edition

Salem County Engineer’s Office – Truck Traffic Study

County received a grant to conduct a truck traffic study for streets feeding into and including Mill Street. Should be able to award the contract by the end of the year with the study commencing early 2023.

SUBCOMMITTEES:  
Economic Development Nothing to report at this time.

Environmental Nothing to report at this time.

Farmland Preservation The Farmland Preservation Element is almost finished and should be ready for public hearing shortly.

PREVIOUS BUSINESS: None.

NEW BUSINESS:

**Resolution 2022-16** Appointment of Joseph Raday, P.E., CME of Pennoni as Conflict Planning Board Engineer

This appointment is for one application only which will be heard at the November meeting. Sandy Collom made a motion to approve, Tina Nipe seconded and a roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Barbara Wilson Yes

9-aye/0-no Resolution approved.

**Resolution 2022-17** Appointment of Louis Cappelli, Jr., Partner of Florio Perrucci Steinhardt Cappelli Tipton & Taylor LLC as Conflict Planning Board Solicitor

This appointment is for one application only which will be heard at the November meeting. Tina Nipe made a motion to approve, Sue Miller seconded and a roll call vote was taken:

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Barbara Wilson Yes

9-aye/0-no Resolution approved.

**Application 2022-04**

The Lamb Cooperative, Inc.

3A Gateway Blvd.

Block 29/Lot 6.01

Sign Variance for Warehouse

Patrick McAndrew, Esquire, represented the applicant, as well as Lee Di Prinzio, AIA, PP and Marybeth Laleman, Regional Sales Manager for Lamb Cooperative.

The Lamb Cooperative facility was added to the Agro Merchants Building, now known as Americold. Currently there is no signage, wall or free standing, for the Lamb Cooperative which is needed for deliveries, service providers and guests. Two bulk variances are being requested:

* Second wall sign
* Setback for free standing sign

A site line study was completed for the free standing sign which indicated the proposed placement of the sign would not have a negative effect on site lines. The free standing sign will be aluminum and up lit by a ground mounted light. It is proposed to be located 3.5’ to the right of way rather than the required 20’. The sign would be away from the utility equipment in a landscaped area and would be seen from the road.

The proposed wall sign size would be below the maximum allowed by the code. The wall sign will not be illuminated.

The company imports meat from New Zealand and Australia which is processed at their facility.

Public Hearing – No comment.

Tom Tedesco reviewed his Completeness/Technical letter. Applicant requested one waiver since the previous survey is already on file with the Township. Recommended deeming the application complete as well as the technical review.

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

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Rae Walzer Yes

9-aye/0-no Application approved.

**Informal Presentation – Conceptual**

King Companies LLC

15 S. Railroad

Block 11/Lot 17

Adam Telsey, Esquire, represented King Companies for a conceptual plan for the old elementary school located at 15 S. Railroad. King Companies is considering a mixed use approach – (14) residential apartments and (2) commercial spaces.

Garden Level (1/2 above ground and ½ below ground):

2 commercial spaces

2 one bedroom apartments

First Level

1 studio apartment

1 two bedroom apartment

4 one bedroom apartments

Second Level

1 two bedroom apartment

2 one bedroom loft apartments

3 one bedroom apartments

A use variance will be needed since this is not a permitted use, as well as possible front yard setback which is a pre-existing condition. King Companies will make application for a site plan in the future.

The building will be made ADA accessible as well as add an elevator outside the building. Laundry facilities will be onsite.

The Planning Board expressed the following comments:

* Sufficient parking for all units?
* Where will deliveries for commercial spaces take place?
* Shared hallway on Garden Level between residential and commercial
* HVAC (King Companies stated each unit will have their own HVAC system)
* Septic (King Companies plans on redesigning the septic). If a food service business were to use the commercial space, septic approval would go through the State.
* Asbestos/lead paint – no remediation has been done yet, but will be done.
* Units are not be targeted to any one group; available to all.
* All apartments and commercial space will be rentals, no condominiums.
* No COAH credit for this project
* Might include storage area(s) for the residents

**Application 2022-05**

D2Penny Run LLC

Straughns Mill Road

Block 29.01/14

Completeness

Emily Givens, Esqurie, represented the applicant.

Brian Finnegan of D2 Penny Run

Kyle Humphreys, PE

The property is approximately 57 vacant acres. Applicant proposes building a 400,000 sq ft. warehouse made up of 20,000 office space and 380,000 warehouse space. The warehouse is a permitted use. Will be requesting a height variance (65 feet). The warehouse will be built on spec.

Tom Tedesco reviewed his completeness letter. Eleven waivers were requested to which Mr. Tedesco agreed and deemed the application complete. Brian Slaugh, PP, had also submitted a Completeness letter which was also reviewed. Mr. Humphreys state that while the topography of the stream was shown on the plans, they will label and show the stream direction on the survey plan for technical review.

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

Sandy Collom Yes

Sue Miller Yes

Tina Nipe Yes

Jay Perry Yes

Earl Ransome Yes

Steve Smith Yes

Dean Sparks Yes

Melinda Taylor Yes

Rae Walzer Yes

9-aye/0-no Application deemed complete.

There being no further business, Jay Perry made a motion to adjourn, Sue Miller seconded which was agreed to by all to adjourn at 8:05 pm.

Melinda Taylor

Secretary