OLDMANS TOWNSHIP

PLANNING/ZONING BOARD MEETING

January 17, 2023

A meeting of the Oldmans Township Planning Board was held on January 17, 2023 at the Oldmans Elementary School. The meeting was called to order by Chairman Sandy Collom at 7:10 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: Sandy Collom, Sue Miller, Earl Ransome, Mike Tuturice, Rae Walzer, Steve Wilson, William Ferrell Jr., David Murphy, Jeff Moore, Theresa DeSanto, Hobie Medford, Rick Verdecchio and Melinda Taylor.

Professionals: Ron Uzdavinis, Solicitor; Tom Tedesco, Engineer; and Brian Slaugh, Professional Planner.

MINUTES OF PREVIOUS MEETING: A motion was made Sandy Collom, seconded by Rae Walzer.

Roll call vote:

Sandy Collom yes

Sue Miller yes

Earl Ransome yes

Mike Tuturice yes

Rae Walzer yes

Melinda Taylor yes

David Murphy yes

7-aye/0-no Minutes approved.

CORRESPONDENCE:

Sandy Collom submitted the NJ State Planning Commission’s recommendation on Distribution Warehousing and Goods Momentum Guidelines.

SUBCOMMITTEES:

No subcommittees established for 2023 at this time.

NEW BUSINESS:

Farmland Preservation Element to the Master Plan – Public Hearing

Announcement was made by Chairperson Collom stating the public hearing for the Farmland Preservation Element of the Master Plan has been postponed to the February 21, 2023

Planning Board meeting to be located at the Oldmans Township Elementary School.

**Application 2022-09**

Pavestone, LLC

345 Route 130

Block 44/Lot 1.01

Site Plan – Completeness and Technical

Chairperson Sandy Collom announced that the applicant requested a postponement until the February meeting.

PREVIOUS BUSINESS:

**Resolution 2023-09** Granting Bulk Variance Approval for In-Ground Pool in Property Located at 159 Perkintown Road, Block 35/Lot 19.02

Sue Miller made a motion to approve, David Murphy seconded and a roll call vote was taken:

Sandy Collom yes

Sue Miller yes

Earl Ransome yes

Mike Tuturice yes

Rae Walzer yes

Melinda Taylor yes

6-aye/0-no Resolution approved.

**Application 2022-05**

D2 Penny Run, LLC

Block 29.01/Lot 14

Straughns Mill

Preliminary/Final Site Plan & Variances - Technical

This application was heard as a Board of Adjustments (7 members). All other members were recused.

Emily Givens, Esquire of Maley-Givens P.C. represented the applicant who is seeking preliminary and final approval along with variances and waivers. The site is 57.11 acres in a commercial/industrial zone. A proposed 400,000 sq. ft. warehouse is proposed with a 65’ height variance. Office space will be approximately 10,050 sq. ft., with a warehouse of 389,050 sq. ft.

The following professionals were sworn in:

Dave McGreevy Executive Vice President of D2

David J. Fleming, PE Marathon Engineering and Environmental Services

Nathan Mosley, PE/CME Shropshire Associates (Traffic Study)

Jake Terkanian Executive Vice President CBRE - Real Estate Broker

John Taikina, PP /AICP All Things Planning & Development, LLC/Project Planner

Harry Wright. RA Ruggieri & Partners - Architect

Dan McGreevy, Exec. Vice President of D2, oversees real estate development in Delaware, Pennsylvania and New Jersey. Currently two warehouses are under construction in Pennsville. Three projects were recently approved in Carneys Point, one project off exit 4 of Route 295 at the Salem Business Park. The Oldmans Township warehouse is a spec building with no tenancy currently.

David Fleming, P.E., Marathon Engineering, presented to the Board the following exhibits:

A-1 Aerial location of the 57-acre parcel and surrounding areas, including Gateway Business Park, Route 295 and the former truck stop.

A-2 Existing conditions of the site.

A-3 Proposed rendering overlayed over existing conditions map.

* Loading berths are toward Route 295
* Separate trailer storage lot
* Stormwater will go toward the creek under Route 295
* Parking – Oldmans ordinance requires 440 spaces, applicant is requesting 307 spaces; variance needed.
* Access roads – Oldmans ordinance allows two entrances, applicant is requesting three; variance needed.
* Requesting a waiver for loading dock size. Oldmans ordinance requires 15’; applicant is proposing 13 ½’.
* Water will eventually be provided by NJ American Water but currently Amer. Water has water capacity issues. Applicant is proposing to build a 25’ water tower in the meantime. Applicant has requested that NJ American Water extend the water line from the Gateway Business Park.
* Septic will be installed behind the warehouse; use will be less than 2,000 gallons/day.
* Lighting will fall within the Oldmans ordinance, with no spillage
* Trash will be collected through a private contractor.

Brian Slaugh, Professional Planner for the Oldmans Planning/Zoning Board, asked if the applicant has considered a second septic field in case the first field tests fail. Mr. Fleming responded that they feel comfortable that based on their current testing, the septic field will work.

Jake Terkanian, Real Estate Broker, stated that in general tenants are currently seeking warehouse space of 200,000 to 500,000 sq. ft. in South Jersey. Many tenants are for food and beverage as well as bulk industrial. A traditional warehouse building height is 40-60 feet in height which allows hand picking and semi-auto picking. A clear height of 60-150 allows an automated picking system which is popular with the food industry/cold storage. This site is close to the port of Philadelphia.

Sue Miller asked about the proposed height in relation to the airport safety zone. Mr. Fleming stated that the warehouse and parking satisfies the height restrictions. Rae Walzer wanted to know if the application had been presented to the State Division of Aeronautics for their review. Mr. Fleming responded that no outside agency approvals have been sought at this time. Earl Ransome asked how many warehouses go up to 65’? Mr. Fleming stated there are a handful up to that height in New Jersey.

Rae Walzer requested more information about how the three access points were going to be utilized, such as one entrance to truck parking lot and will the access points be two-way. Mr. Fleming stated there will be three entrances with two-way traffic. Improvements will have to be made to the county roadway. The driveway and road improvements will be according to the County requirements.

Brian Slaugh asked what type of equipment is used for a 65’ building height. Mr. Terkanian responded that robotic racking systems can be utilized for that height. The rendering presented to the Board is a typical warehouse, not one at 65 feet.

Mr. Slaugh asked for more clarification regarding the legal standards for benefits to the public. Mr. Terkanian stated the higher warehouse could be used for cold storage, or palletized food or apparel storage. Mr. Slaugh if the 65’ height would exceed the capacity of a forklift. Mr. Terkanian stated there are different types of forklifts available.

Mr. Slaugh asked about the tractor trailer parking area and how many trips in/out are anticipated. Mr. Terkanian said the lot could be used for trailer storage for overflow. No containers would be stored on site, only tractor trailers.

Harry Wright, Architect, presented additional exhibits to the Board:

A-4 Building rendering of office area. Building will be non-combustible with steel framing and concrete panels, with a low slope roof. Sprinkler system will be early suppression. There are 54 dock positions.

A-5 Shows some landscaping on the opposite corner of the office space.

A-6 Presentation of backside with truck docks

A-7 Tractor trailer parking area beyond building

Plans:

Sheet A-2-1 Southwest elevation of building

Sheet A-2-2- Southeast elevation of building showing the loading dock

John Taikina, Professional Planner/Project Planner, reviewed the applicant’s various requests. The site is adjacent to the Route 295 interchange will be used as the truck route. The highest point of the warehouse is along Route 295 (65” above ground to parapet) with an overall clearance of 52’. The building height at Straughns Mill will be 61’.

Parking variance needed for required number of parking spaces; 440 spaced required, requesting 307 proposed. Mr. Taikina stated that the Oldmans ordinance is antiquated compared to today’s standards; industry standard is one space/5,00 sq. ft. The Gateway Redevelopment Plan addressed the parking but not the Oldmans ordinance. Oldmans ordinance states off-street loading dock should be 15’ x 40’; applicant is proposing 13 ½’ x 40’.

Oldmans ordinance reads that trash and recycling will be in a dumpster in the parking with proper landscape screening. Applicant is proposing trash and recycling to be located in a loading bay.

Requested waivers:

* Maximum number of access points. Oldmans ordinance stated 3 acres minimum lot size with 300’ lot frontage. This site has 1,600 road frontage on a 56 acre site with three access points.
* Existing features – Oldmans requirement to retain existing large trees and natural features. Applicant has to clear existing woodland in center of site (ten acres) but will retain edges which will remain wooded.
* Buffering waiver – proposing a 25’ buffer along Straughns Mill and neighbors to the north. The buffering will be wider along Straughns Mill with no buffering along Route 295. Southwest frontage to stream corridor will retain the existing woodlands; could add additional landscaping. Seeking relief from landscaping along Route 295.

Steve Wilson stated that currently we’re seeing the winter screening of the lot which does not allow much covering; could evergreens be added? Mr. Taikina stated the applicant is willing to supplement the buffering.

The loading dock is not screened along Route 295 but buffering landscaping is proposed along the neighboring house.

Oldmans ordinance states off street parking that one island is needed for every ten parking spaces which equates to 30 islands; applicant is requesting a decrease in the number of islands. Has agreed to slope planting to control erosion and ground cover at the detention basin.

Positive criteria:

1. Appropriate location for industrial purposes.

2. Desirable presentation of landscaping and architecture for proposed building.

D6 height variance – conforming height of 35’ is unmarketable to tenants and unfinanceable to banks. The Gateway Business Park had the following height restrictions:

Year 2000 50’

Year 2006 75’

Year 2016 55’

Applicant is proposing the following setbacks:

Front yard 265’ Required 125’

Side yard 126’ Required 75’

Rear yard 387’ Required 75’

Building Coverage 16% 30% maximum allowed

Impervious Coverage 45.8% 75% maximum allowed

Substantial landscape buffer along Straughns Mill, attractive building which is consistent with the Gateway Business Park.

The changing grade at the site will allow less perceived height. Currently churches in Oldmans Township are allowed height at 55’. Cold storage facilities desire taller buildings. Mr. Slaugh stated that previous testimony stated only a small percentage of tenants have 65’ building height.

Nathan Mosley, Traffic Engineer, stated that any improvements along Straughns Mill will fall under the jurisdiction of County, which includes the intersection of Perkintown Road and Straughns Mill.

AM peak traffic – weekdays: Range 6:00 – 9:00 am with peak at 6:45-7:45 am

PM peak traffic – weekdays: Range 3:00 – 6:00 pm with peak at 4:30-5:30 pm

Currently there are 140-160 peak hour trips along Straughns Mill. ITE rates traffic at 1 trip/minute on am inbound and 1 trip/minute outbound. Tractor trailers estimated to be 8-10 trips during peak hours. It is anticipated that the warehouse will be operations 24/7 with 2-3 shifts, which is typical for a warehouse. Passenger cars were considered within a ten mile radius; it is estimated that 70% of the car traffic will come from Route 295 and 30% from local roads. Tractor trailers should use Route 295 to get to Route 322. Rae Walzer wanted to know if tractor trailer parking was included in the traffic study. Mr. Mosely stated there is no separate calculation for the tractor trailer parking as it is an ancillary lot so was not included in the number count. Exit 10 was not included in the traffic study.

Salem County has jurisdiction of the three access points. NJ Dept of Transportation has minimum frontage requirement; the 1,600’ qualifies. The three access points is a benefit to emergency vehicles. Allows access to all around the building and separate tractor trailer parking from car parking.

Earl Ransome expressed his concern about the narrow roadway (Straughns Mill); there is no shoulder or pull off. Mr. Mosley stated the applicant will likely be required to widen the road to provide a shoulder. Mr. Ransome stated that a shoulder is not shown on the plans. Mr. Mosely stated the County will require changes to the road.

Mr. Slaugh questioned the ITE 150 warehouse code; warehouse types vary in results. Land use 150 is a standard warehouse, why pick 150 versus other types of warehousing? Mr. Mosely responded that it was based on the size of the building. The proposed building is a high cube, non-sort which has similar peak traffic hours. There is more available data for a 150 warehouse. A cold storage facility could generate less trips. Mr. Slaugh asked if it is anticipated that a follow up traffic study was to be done as part of the site plan approval which would be based on the actual traffic. Mr. Mosely stated that supplemental studies have been done for a tenant specific traffic study. Mr. Slaugh stated that more trailer storage on site may not be part of the ITE study; have to adjust for location. Mr. Mosely responded that trailer storage doesn’t change his report as trailer storage is an ancillary use to the warehouse.

Ms. Givens acknowledged that since the hearing was being held at the Oldmans Elementary School, the cut off time for the meeting was 10:00 pm. She requested an end to the testimony. Ron Uzdavinis announced that the application will be continued to the February 21st meeting at which time the Board will hear from the Board’s professional engineer and planner. Public comments will also be included. Applicant’s testimony will be heard at the same time, same place so no new notices will be necessary unless the location changes.

There being no further business, Sue Miller made a motion to adjourn, Rae Walzer seconded which was agreed to by all to adjourn at 10:00 pm.

Melinda Taylor

Secretary