OLDMANS TOWNSHIP

PLANNING/ZONING BOARD MEETING

February 21, 2023

A meeting of the Oldmans Township Planning/Zoning Board was held on February 21, 2023 at the Oldmans Elementary School. The meeting was called to order by Chairman Sandy Collom at 7:05 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, Theresa DeSanto, Hobie Medford, Rick Verdecchio and Melinda Taylor.

Professionals: Louis Cappelli, Jr., Solicitor; Tom Tedesco, Engineer; and Brian Slaugh, Professional Planner.

MINUTES OF PREVIOUS MEETINGS: January 17, 2023 Reorganization Meeting and January 17, 2023 Regular Meeting. A motion was made Sue Mille, seconded by Theresa DeSanto and all agreed.

CORRESPONDENCE:

Woolwich Township – Master Plan Amendment hearing to take place Feb. 21, 2023.

New Jersey League of Municipalities Newsletter Regarding Special Occasion Events on Preserved Farmland

SUBCOMMITTEE APPOINTMENTS:

Economic

Environmental

Farmland Preservation

Farmland Subdivision

No subcommittees established for 2023 at this time.

NEW BUSINESS:

**Resolution 2023-03** Appointment of Planning Board Solicitor – Louis Cappelli, Jr. of Florio, Perrucci, Steinhardt, Cappelli, Tipton & Taylor LLC

David Murphy made a motion to approve, Bill Ferrell Jr. seconded and a roll call vote was held:

Sandy Collom Yes

Sue Miller Yes

Earl Ransome Yes

Mike Tuturice Yes

Rae Walzer Yes

Steve Wilson Yes

Bill Ferrell Jr. Yes

Melinda Taylor Yes

Resolution 2023-46 Oldmans Township Committee Referring the Task of Reviewing Oldmans Township Ordinance 2023-03 “Amending Chapter 110, Section 21 of the Oldmans Township Code, Entitled “Airport Hazard Areas” to the Oldmans Township Planning Board for Consideration – to be discussed at the March Planning Board meeting.

Ordinance 2023-03 “Amending Chapter 110, Section 21 of the Oldmans Township Code, Entitled “Airport Hazard Areas”

To be discussed at the March Planning Board meeting.

PREVIOUS BUSINESS:

**Application 2022-05**

D2 Penny Run, LLC

Block 29.01/Lot 14

Straughns Mill

Preliminary/Final Site Plan & Variances - Technical

Continuation of Public Hearing

Emily Givens, Solicitor representing D2 Penny Run, stated that the applicant has agreed to reduce the building height from 65’ to 55’. A clarification letter was also submitted to the Planning Board.

Sworn In: Andrew Burkert – Cad Rendering. Sandy Collom motioned to accept his credentials.

Phillip A. Ruggieri, RA – Ruggieri & Partners. Sandy Collom motioned to accept his credentials.

This application is being heard as a 7-member Zoning Board.

Mr. Ruggieri presented various renderings of what the site would look like, based on a 55’ warehouse, and from different visual perspectives. The CAD renderings showed both existing and proposed vegetation. Mr. Burkert stated the renderings were created through photographs of the area. Mr. Slaugh questioned what time of year the photos were taken. Mr. Burkert stated the photos were within the past six months. Mr. Slaugh clarified that the photos were from Google program when there were more leaves on the trees. Mr. Burkert explained that the berms with mulch and new trees were computer generated.

Dave Fleming, Engineer for Marathon Engineering, reviewed the landscape plan with the Board, which was previously submitted at the January meeting. Proposed berms would be 5-6’ above elevation with vegetation on top. Ms. Givens stated that the developer is willing to work with the Board regarding landscaping.

Sworn In: Andrew Feranda, PE, PTOE & CME of Shropshire Associates, LLC – Traffic Engineer. Sandy Collom motioned to accept his credentials.

The parking lot adjacent to the warehouse is for warehouse use only; not a separate use. The trip traffic usage was calculated at 74 trips/peak hour in the am which includes employers, visitors and trucks. The County has jurisdiction of the right of way; unknown if land acquisition would be required, but not anticipating the need to acquire land from neighbors. The County Planning Board must decide. Earl Ransome asked about the north side of the property in regard to a road shoulder - will it be located in front of the neighbor’s property? Mr. Feranda responded that the warehouse entrance is close to their own property; there should not be a deceleration land in front of the neighbor’s house, but it is up to the County to determine.

Steve Wilson asked if the center entrance had to be altered, would it take away from the proposed landscaping. Mr. Feranda said landscaping would not be altered.

Earl Ransome expressed his concern about having three entrances in a short distance off exit 7 onto Straughns Mill. Mr. Feranda responded that each driveway has a purpose:

First Employees accessing to front and rear of property

Second Truck access

Third Access to/from truck parking area without going thru site

Steve Wilson stated that the Gateway Business Park has two entrances that support the entire park. Dave Fleming stated the property has large road frontage and will work with the County Planning Board.

Sandy Collom wanted to know the setback distance from road to building. Mr. Fleming answered 265’. Ms. Collom asked for clarification regarding the trailer parking area, would it be used for storage and that the warehouse is being built as “spec.” Mr. Fleming said trailer could be storage.

Rae Walzer expressed her concern about trucks parking on the side of the road waiting to make deliveries. Can the trucks wait in the storage parking lot? Mr. Feranda responded that there are 52 loading docs on the building and 74 trailer spaces; there should be no parking on the road.

Steve Wilson questioned the buffering to residents along the driveway. Mr. Fleming stated that the landscaping was not modified in that area. Additional vegetation on the neighbor’s property is not shown on the D2 landscape plan. Ms. Givens clarified that the landscape exception was requested along Route 295 and that the applicant was willing to add additional landscaping along the neighbor’s property.

Tom Tedesco, Planning Board Engineer, reviewed his letter dated January 12, 2023.

* No changes have been proposed to the initial request for parking spaces
* No waivers requested
* Topographic survey will be provided by applicant
* Wetlands permit – outside agency approvals being sought
* Flood hazard area – obtaining determination
* Recommended that the resolution reflect that the storage tractor trailer parking lot will not be for a second use, but for warehouse use only.
* Airport Safety Zone – need approval from FAA and NJ DOT – Board of Aeronautics
* Three driveways proposed; questioned whether that required a variance.
* Water tank will be 25’ tall.
* Requested that the curbs be identified (beginning/ending) on the site plan
* A ground mounted sign has been proposed but no wall mounted sign. Applicant will have to appear before the Planning Board later for a wall mounted sign.
* Requested that the light poles be protected from damage by tractor trailers. Suggested bollards be installed and listed on the site plan.
* Grading – would like the number of basins to be listed on the site plan and the inlet grading plan be modified
* Stormwater – has concerns about erosion. Will need outside agency approval from Salem Cumberland Soil Conservation
* Basin #3 – would like contoured buffer area
* Fire hydrants – need to be identified on site plan. Local fire chief will submit hardware needs to connect to the hydrants.
* Underground chamber (stormwater) – requested additional chambers on the site plan
* Requested that fire water lines be 48” deep to protect from freezing
* Requested that fill over top of pipe be sufficient to protect from being crushed by truck traffic
* Wants additional landscape buffering by neighbors
* Truck turning radius being modified to accommodate 47’ ladder fire truck
* Modified infiltration basins – underground recharge systems – wants more information on plan

Stormwater Report

* 42 test pits were done with 8 infiltration basins. Applicant willing to go back out for more testing
* Green infrastructure for stormwater – need to provide chart to meet GI requirements.
* Some manufactured units will be underground beneath parking areas
* Basins drain must drain within 72 hours; need soil logs. Test pits show clay and sandy loam

Environmental Report

* Residents at southern side – requesting additional buffering

Community Impact Statement

* No comment

Archeological Study

* Phase I and Phase II studies were conducted. The NJ DEP will have jurisdiction and be issuing approvals.

Outside Agency Approvals

* There are numerous outside agency approvals that will need to be obtained, as well as bonding requirements.

Note: It was determined that the third driveway is an exception and not a variance.

Brian Slaugh, Professional Planner, reviewed his report dated February 15, 2023.

* Proposing an approximate 400,000 sq. ft. warehouse in the CI district – permitted use
* Proposing height variance – 20’ taller than allowed
* Requesting parking variance based on Township’s older code of 15’ vs industry standard of 13.5’
* Trash pick up area – per Oldmans code, screening required but applicant proposes to house trash at building, 300’ off the road with berm screening
* Design exception – three entrances
* Stormwater management – basins are now required to be small which equates to more of them
* Trees remain around the site and wetlands finger area
* Recommending additional landscaping along Route 295
* Design exception – landscaped islands in parking lot
* Recommending more vegetation on basin
* Recommending lighting of loading dock area to be downcast. (Mr. Ruggieri agreed on behalf of the applicant).
* Trailer parking is not a second use and will be utilized by the warehouse. Should be condition of approval and/or deed restricted as such.

Art Maurizio Was vibration or noise tested?

Brian Slaugh No tests submitted by applicant.

Art Maurizio What is the standard for light pollution?

Brian Slaugh Lights will be downcast and meet standards for illumination.

Donna Carassai Will there be downlighting in parking area?

Brian Slaugh Yes.

Matt Cassidy Dual use for trailer parking?

Brian Slaugh Testimony given that trailer parking lot will be for warehouse only and not for use by others; accessory use, not principal use.

Matt Cassidy How will the Township enforce that rule?

Brian Slaugh It will be a condition of the approval and Zoning Officer will be tasked with enforcement.

Tony Carassai Concerned about contamination in well water from runoff.

Jeannie Will trees used for screening be mature trees and what happens if trees die?

Brian Slaugh Plant guarantee will be required.

Dennis McCarron How high will bulbs be on building?

Dennis Fleming Twenty-five (25) feet.

MEETING OPEN FOR GENERAL PUBLIC COMMENT

Donald Yonker Read section of the 1990 Master Plan regarding CI district and IPRA zones. Believes the Township met the master plan version of “encouraged” development and doesn’t need any additional development; recommended denying application in its entirety.

Louis Cappelli The use is defined and permitted. Zoning ordinance takes precedence.

Matt Cassidy Believes that applicant did not meet the waiver requirements. If the building size was reduced to code, would there be less waivers and exceptions? Are all stormwater basins required?

Tom Tedesco Stormwater basins have met State code.

Matt Cassidy Suggested more landscape buffering for undeveloped housing project in the area. Also is the height variance a “hardship?”

Brian Slaugh Applicant must demonstrate the site can accommodate additional height request.

Matt Cassidy Will trees grow to block warehouse?

Brian Slaugh With enough time.

Matt Cassidy Concerned about noise pollution.

Brian Slaugh No testimony was given on noise.

Matt Cassidy How about equipment backup noise? Is there an ordinance in place for noise?

Emily Givens Will comply with State Statute.

Matt Cassidy Does the Board have the authority to regulate hours of operation and landscape screening?

Louis Cappelli Conditions will be in resolution.

Matt Cassidy What type of screening will there be at Route 295, evergreens?

Matt Cassidy Was Perkintown Road part of the traffic study?

Andrew Feranda The intersection of Pedricktown and Perkintown. Calculations at the site equated to 72 trips (am) and 74 trips (pm). The traffic study was for the project, not intersection specific. The study was done in August/September and is available to the public for review. Numbers based on ITE standards for general warehouse use. The proposed warehouse has limited number of loading docs on one side of the building.

Matt Cassidy Expressed concern about the stormwater basin begin in the airport hazard area.

Louis Cappelli Outside agency approval needed by the Bureau of Aeronautics.

Keith Walton Questioned the traffic study in regard to the “least standard warehouse.”

Brian Slaugh Land Use Code 150 general warehouse is based on cube configuration. Tenant is unknown. Will not be a cold storage facility or fulfillment center. Most reasonable code for this building.

Andrew Feranda Warehouse doesn’t lend itself to high cube category. Code 150 fits best for this warehouse. Requesting less parking spaces in comparison to Oldmans ordinance for warehouse parking which is outdated. Warehouse is for storage.

Keith Walton Wanted to know more information about the fire protection system.

Tom Tedesco Applicant will need a professional engineer to design. Approvals will go through the Township construction dept.

Keith Walton Wanted more information about the water tower and how utilized for fire protection.

Tom Tedesco Manfredi currently uses a well for fire protection.

Chad Everwine Is the Planning Board obligated to approve the variances?

Louis Cappelli No.

Chad Everwine Agrees that long standing Oldmans ordinances should prevail over industry standards.

Shelby Mitchell Expressed her concern about wildlife in the area, particularly, bald eagles. Wanted to know more information about the environmental study…who did the study, were they wildlife scientists? Two bald eagle nests in Oldmans. Would like another environmental assessment done to reflect impact on wildlife food sources, light and noise pollution effect on animals, habitat loss. Suggested ambered color lighting around warehouse and green roof on top.

Steve Baker Talked about the height of area warehouses in Salem County (35’-65’). Wanted to know if the traffic study included where the cars were licensed (NJ, PA, DE).

Andrew Feranda The volume of cars was counted, not where they came from.

Steve Baker In regard to the Community Impact Statement, job creations are not from this State. Wanted to know if firetruck will have access to the warehouse.

Tom Tedesco The applicant based on the site plan on the largest vehicle with the fire company.

Steve Baker Why wasn’t emergency services included in the study? Wanted to know if turn off lane will impact neighboring property. Twenty-five (25) feet is the standard pole height; Pennsville has eighteen foot light poles for car parking. Also suggested lower lumens and warmer lighting; applicant is asking for 4,000 vs. 3,000. Proposed lighting on warehouse is 35’’ suggested lowering the lighting on the building, having the lighting on timers (Pennsville) and some lighting on motion sensors.

Dennis McCarron Has anyone seen any “pro-warehouse” signs out?

Steve Martorano Did the applicant use the current delineation from the State to calculate the airport hazard area and are they aware of what they need to do.

Dave Flemming Aware of outside agency approvals, FAA and State regulations. Agree permits are needed.

Steve Martorano If the State rejects the site plan, does the applicant have to come back to the Planning Board?

Louis Cappelli Yes, applicant would have to again appear before the Planning Board.

Roseann Hultsch Concerned about having an empty warehouse since this one will be built on spec. Afraid that 55’ height would set a precedent for other warehouses. Too much traffic in town with tractor trailers; suggested putting in traffic circles to deter trucks on rural roads.

Donna Carassai Was Community Impact Statement done? Who did it? And results.

Emily Givens Study was done and is available for public review at town hall.

Donna Carassai Doesn’t want the Planning Board to grant the height variance.

Tony Carassai Concerned about neighbor’s property. Also, renderings do not show tractor trailers in the pictures. Traffic Study was done in August/September and the schools were not open then, so no buses were accounted for or travel to the school. Concerned about water runoff/contamination.

Dave Flemming The warehouse will have a septic system for domestic purposes only; will comply with State regulations. Warehouse do not use a lot of water. Some building processes fall under the Construction Dept.

Art Maurizio Traffic Study – how many trucks enter/exit per day?

Andrew Feranda The trucks were part of the trip generation numbers. Estimate 8-12 trucks (in and out) during the peak hour.

Art Maurizio What direction will the trucks go?

Andrew Feranda Oriented to Route 295 ramps. Traffic based on model. The report is available for review.

Julia Cassidy Carneys Point restricted truck traffic on N. Golfwood for their warehouse.

CLOSED FOR PUBLIC COMMENT

There being no further business, Steve Wilson made a motion to adjourn, Bill Ferrell seconded which was agreed to by all to adjourn at 10:05 pm.